

**TOWN OF NORTHBRIDGE
BOARD OF SELECTMEN'S MEETING
NORTHBRIDGE TOWN HALL
7 MAIN STREET - WHITINSVILLE, MA 01588
October 2, 2023 at 7:00 PM**

**Joint meeting with the Trustees of Soldiers Memorials
Joint meeting with the Northbridge Housing Authority**

PLEDGE OF ALLEGIANCE

I. APPROVAL OF MINUTES: A. 1) May 22, 2023 2) June 12, 2023

II. PUBLIC HEARING

III. APPOINTMENTS: B. Joint Appointment by the Board of Selectmen and Trustees of Soldiers' Memorials: Mike DeFazio, Veteran/Present: Trustees of Soldiers' Memorials Board Members

C. Joint Appointment by the Board of Selectmen and Northbridge Housing Authority: Nancy Hill/Present: Northbridge Housing Authority Board Members and Brett Lambert, Exec. Dir. of the NHA

IV. CITIZENS' COMMENTS/INPUT

V. DECISIONS: D. Northbridge Cub Scout Pack 150, Troop 155 & Veteran's/Request to use Memorial Park on Saturday, November 11, 2023 from 10 AM to 2 PM for a Flag Retirement Ceremony/Present: Cub Scout Representative

E. Benson Road Town-Owned Land (formerly Olson)/Vote to transfer stewardship to the Conservation Commission/Present: David Pickart, Conservation Agent

F. Blackstone Valley Emergency Shelter "Festival of Trees" Event, [December 1, 2023 – December 3, 2023] in the Great Hall located at 7 Main Street, Whitinsville: 1) Application for a one-day Wines License [Friday, December 1, 2023 from 5 PM – 7 PM only]; and 2) Application for a one-day Entertainment License [Friday, December 1, 2023 5 PM – 7 PM and Saturday, December 2, 2023 10 AM – 7 PM] (Live and/or Recorded music)/Present: Leslie Reichert

VI. DISCUSSIONS

G. RFP Response for 193 Main Street (Fire Station Headquarters Building & Property)/Present: David Michaud, Old New England Construction, Inc.

VII. TOWN MANAGER'S REPORT

VIII. SELECTMEN'S CONCERNS

IX. ITEMS FOR FUTURE AGENDA

X. CORRESPONDENCE

XI. EXECUTIVE SESSION

Town Clerk: 2 Hard copies	<input type="checkbox"/>
Web: Post time-stamped copy	<input type="checkbox"/>

A.1.

BOARD OF SELECTMEN'S MEETING

May 22, 2023

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. Selectman Begin and Town Manager Adam D. Gaudette was not present and it is duly recorded.

The Pledge of Allegiance was recited by those present.

REORGANIZATION OF THE BOARD OF SELECTMEN:

1) Nominations for Chairman. A motion/Mr. Ampagoomian, seconded/Mr. Melia to nominate Selectman Collins as Chairman. Vote yes/Ampagoomian, Collins, Melia and Paulhus.

2) Chairman asks for Nominations for Vice-Chairman. A motion/Mr. Melia, seconded/Mr. Ampagoomian to nominate Selectman Paulhus as Chairman of the Board of Selectmen. Vote yes/Ampagoomian, Collins, Melia and Paulhus. **3) Chairman asks for Nominations for Clerk.** A motion/Mr. Ampagoomian, seconded/Mr. Melia to nominate Selectman Begin as Clerk. Vote yes/Ampagoomian, Collins, Melia and Paulhus.

APPROVAL OF MINUTES/None

The board moved out of order as it was too early to open the public hearing.

APPOINTMENTS: MBTA Advisory Board / Designee to attend meetings [Vote to appoint]. A motion/Mr. Melia, seconded/Mr. Ampagoomian to appoint Selectman Begin to the MBTA Advisory Board as the designee to attend meetings. Vote yes/Ampagoomian, Collins, Melia and Paulhus.

RESIGNATIONS: Douglas Curving, Zoning Board of Appeals [Vote to accept]. A motion/Mr. Ampagoomian, seconded/Mr. Paulhus to accept the letter of resignation from Mr. Douglas Curving of the Zoning Board of Appeals. Vote yes/Ampagoomian, Collins, Melia and Paulhus.

Fireworks Event (Saturday, July 15, 2023)/Request permission to close Linwood Avenue from 5pm – 10pm. Chief Labrie noted that they are following the same plan they had for the 250th. The road closure will require some equipment from the DPW, which the DPW Director Mr. Luchini is aware of and agrees with. A motion/Mr. Melia, seconded/Mr. Ampagoomian to grant permission to close Linwood Avenue from 5 PM – 10 PM. Vote yes/Ampagoomian, Collins, Melia and Paulhus.

Safety Committee Minutes (April 19, 2023)/Vote to accept the recommendations. Selectman Melia asked if the Chief of Police could explain the Northbridge Public School Vehicular Circulation item. Chief Labrie explained that Mr. Simmons, Director of Facilities, received information from the Town's Insurance company with concern regarding School Staff managing traffic versus crossing. Mr. Simmons spoke to someone at the Division of Labor who came down and did a study at the intersection at NES in addition to the Linwood Ave. intersection. Most of the recommendations that were made were to install proper signage for crosswalks. Recently they met at NES to watch the traffic flow and came to the conclusion that the person directing traffic only needs to be a crossing guard. Selectman Melia asked about the elimination of boot drives. Chief Labrie noted that it is not a town bylaw and it is a Selectmen's policy it would be on the Board of Selectmen to dismiss the policy. Chief Labrie stated he plans to come before the Board of Selectmen with his concerns in the future. A motion/Mr. Melia seconded/Mr. Ampagoomian to accept the April 19, 2023 Safety Committee Minutes. Vote yes/Ampagoomian, Collins, Melia and Paulhus.

PUBLIC HEARING: 7:05 PM - Massachusetts Electric Company dba National Grid and Verizon

New England, Inc./Petition for Joint Pole Location and Relocation: Douglas Road – National Grid to install 1 jointly owned pole on Douglas Road, relocate one jointly owned pole on Douglas Road. Relocate pole 26 and install new jointly owned pole 26-50 per request of the customer. [Plan No: 30744091, Dated: APRIL 3, 2023] / Present: Mike Parent, National Grid. Chairman Collins read the public hearing notice out loud. A motion/Mr. Melia, seconded/Mr. Ampagoomian to open the public hearing. Vote yes/Ampagoomian, Collins, Melia and Paulhus. Mr. Parent explained that the relocation was requested on behalf of the customer as trucks leaving the facility are having issues turning. They requested that the pole be moved and in doing so it will increase the span from pole to pole on the opposite side, which requires them to add another pole. Selectman Paulhus asked about the abutters and if there had been any contact with them. Mr. Parent stated that he was not on the project itself and was not aware as to whether or not they were contacted but noted that they do send out registered mail notifying them. Chairman Collins asked if there were any abutters present. No abutters were in attendance. A motion/Mr. Ampagoomian, seconded/Mr. Paulhus to close the public hearing. Vote yes/Ampagoomian, Collins, Melia and Paulhus. A motion/Mr. Melia, seconded/Mr. Ampagoomian to approve the petition for Joint Pole Location and Relocation: Douglas Road – National Grid to install 1 jointly owned pole on Douglas Road, relocate one jointly owned pole on Douglas Road. Relocate pole 26 and install new jointly owned pole 26-50 per request of the customer. [Plan No: 30744091, Dated: APRIL 3, 2023]. Vote yes/Ampagoomian, Collins, Melia and Paulhus.

CITIZENS' COMMENTS/INPUT/None

Village Congregational Church Harvest Festival [Note: Change of date only]: 1) Request to use Memorial Park on Saturday, September 30, 2023 from 9 AM to 3 PM [Rain date: Sunday, October 1, 2023]; 2) Request to close Church Street from Park Street to Main Street from 8 AM to 4 PM; 3) Request for a One-Day entertainment license; and 4) Request to hang a banner across Church Street from Sunday, September 17, 2023 to Sunday, October 1, 2023. A motion/Mr. Ampagoomian, seconded/Mr. Melia to approve the change of date of the Harvest festival to Saturday, September 30, 2023. Vote yes/Ampagoomian, Collins, Melia and Paulhus.

Proposed Land/Trail Stewardship Committee [Vote to establish] / Present: David Pickart, Conservation Agent. Mr. Pickart explained that this is the next step to a process that has been in the works for several years. There are quite a few conservation lands, and the maintenance is more than the commission can handle. Their primary responsibility is to review and act on wetland permits. They are proposing to form this Committee that will have a mission to assist the Conservation Commission with the management of the Town of Northbridge conservation lands and other town owned lands that are managed by the Conservation Commission at the request of the Board of Selectmen. The expected duties include preparing management plans for the conservation land and other lands, implement the management plans. Activities include, but are not limited to: trail construction and maintenance; habitat protection and enhancement; erosion control, invasive species control; installation of signs, trails, and boundary markers; natural history studies; clean-ups; and periodic inspections; prepare trail maps, guide books, and materials for the Northbridge Conservation Commission web site to foster public use and enjoyment of managed lands; educate the public regarding Town of Northbridge Land Use Regulations; report issues and problems to the Conservation Commission and appropriate Town officials; co-sponsor nature walks and other public education events; hold regular (at least every other month) posted public meetings; maintain meeting minutes and submit minutes to the Town Clerk and the Conservation Commission; prepare a yearly report summarizing committee activities for inclusion in the Annual Town Report; develop and maintain network of volunteers to assist with clean-ups, maintenance, and other efforts; and assist with fundraising efforts (donations to the Town's Conservation Fund). The Committee will be made up of one member of the Conservation Commission; one member of the Planning Board; one member of the Open Space and Recreation Implementation Committee (once formed); and one member of the School Committee and/or a NHS Student Liaison. The Conservation Agent will serve as an ex-officio member and will provide the

Committee with guidance and recommendations. Mr. Pickart added that he feels this Committee would be very beneficial to the town of Northbridge and added that surrounding towns have something similar to this Committee and have been very successful. Selectman Paulhus asked if they would be seeking volunteers for specific projects. Mr. Pickart stated that there are various ways to go about it, sponsored cleanup events, notifying the public using social media. Selectman Melia asked the difference between developed, undeveloped. Mr. Pickart replied that developed would be land that is marked trails, signage, parking and undeveloped would be like the land around the Hills of Whitinsville, which got turned over to the Commission and we do not have inventory or characterizations of the land. Selectman Ampagoomian asked if the Conservation Commission has a fund set up for donations. Mr. Pickart replied that they do. Selectman Ampagoomian asked that if this Committee is formed what will the role of the Board of Selectmen be. Mr. Pickart stated that any new plans would go before the Board of Selectmen after going through Conservation Commission. Chairman Collins asked about Benson Road and why it was not on the listing. Mr. Pickart noted that he is still looking to pursue that property and he has completed a land use overview of the 17 acres of the property, most of which is undevelopable as most of it is wetlands. A motion/Mr. Ampagoomian, seconded/Mr. Melia to move item G. Proposed Land/Trail Stewardship Committee from discussion to decision. Vote yes/Ampagoomian, Melia, Paulhus, Collins. A motion/Mr. Ampagoomian, seconded/Mr. Paulhus to establish a Land/Trail Stewardship Committee under the jurisdiction of the Conservation Commission with oversight by the Board of Selectmen. Vote yes/Ampagoomian, Melia, Paulhus and Collins.

TOWN MANAGER'S REPORT/None

SELECTMEN'S CONCERNS: **Selectman Melia 1)** praised the Police Department for their recent efforts in a drug raid in Northbridge. **2)** noted that a lot of residents are talking about the lack of use of the Vail baseball field and someone did approach him about it. He noted that he spoke with the Town Manager about this as well and felt that the Chairperson should come in to a meeting to explain what is going on. **Selectmen Collins 1)** noted that he appreciates that the Board has voted him as Chairman for another year and their confidence in him as Chairman.

ITEMS FOR FUTURE AGENDA/None

CORRESPONDENCE/None

EXECUTIVE SESSION/None

The next scheduled meeting is Monday, June 5, 2023.

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

Meeting Adjourned: 7:31 PM

Respectfully submitted,

Thomas Begin, Clerk

/mjc

LIST OF DOCUMENTATION

BOARD OF SELECTMEN'S MEETING - OPEN SESSION

May 22, 2023

PLEDGE OF ALLEGIANCE

REORGANIZATION OF THE BOARD OF SELECTMEN:

- 1) **Town Manager asks for Nominations for Chairman**
- 2) **Chairman asks for Nominations for Vice-Chairman**
- 3) **Chairman asks for Nominations for Clerk**

I. APPROVAL OF MINUTES/None

II. PUBLIC HEARING:

A. 7:05 PM - Massachusetts Electric Company dba National Grid and Verizon New England, Inc./Petition for Joint Pole Location and Relocation: Douglas Road – National Grid to install 1 jointly owned pole on Douglas Road, relocate one jointly owned pole on Douglas Road. Relocate pole 26 and install new jointly owned pole 26-50 per request of the customer. [Plan No: 30744091, Dated: APRIL 3, 2023]/Present: Mike Parent, National Grid

- Copy of public hearing notice
- Copy of letter from National Grid requesting a pole relocation
- Copy of Petition for Joint or Identical Pole Locations
- Copy of Order for Joint or Identical Pole Locations
- Copy of map
- Copy of email from DPW Director sign off
- Copy of memo requesting abutters listing
- Copy of abutters listing

III. APPOINTMENTS:

B. MBTA Advisory Board / Designee to attend meetings [Vote to appoint]

- Copy of MBTA membership Listing update form

RESIGNATIONS:

C. Douglas Curving, Zoning Board of Appeals [Vote to accept]

- Copy of resignation letter

IV. CITIZENS' COMMENTS/INPUT/None

V. DECISIONS

D. Fireworks Event (Saturday, July 15, 2023)/Request permission to close Linwood Avenue from 5pm – 10pm

- Copy of letter from the Chief of Police supporting closing Linwood Ave
- Copy of letter from the Fire Chief supporting closing Linwood Ave
- Copy of letter from the DPW Director supporting closing Linwood Ave

E. Safety Committee Minutes (April 19, 2023)/Vote to accept the recommendations

- Copy of Safety Committee Meeting Minutes from April 19, 2023

F. Village Congregational Church Harvest Festival [Note: Change of date only]: 1) Request to use Memorial Park on Saturday, September 30, 2023 from 9 AM to 3 PM [Rain date:

Sunday, October 1, 2023; 2) **Request to close Church Street from Park Street to Main Street from 8 AM to 4 PM**; 3) **Request for a One-Day entertainment license**; and 4) **Request to hang a banner across Church Street from Sunday, September 17, 2023 to Sunday, October 1, 2023**

- Copy of one-day Entertainment License Checklist
- Copy of Memorial Park Request Form
- Copy of Application for one-day Entertainment license
- Copy of Revenue Enforcement and Protection Attestation
- Copy of certificate of Liability Insurance
- Copy of Workers' Compensation Insurance Affidavit
- Copy of Hold Harmless Agreement
- Copy of Certificate of Exemption
- Copy of email from the Chief of Police sign off
- Copy of email from the DPW Director sign off

VI. DISCUSSIONS:

G. Proposed Land/Trail Stewardship Committee [Vote to establish] / Present: David Pickart, Conservation Agent

- Copy of email from the Conservation Agent proposing a Land/Stewardship Committee

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

A.2.

BOARD OF SELECTMEN'S MEETING

June 12, 2023

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: Begin, Collins, Melia and Paulhus. **Also Present:** Town Manager Adam D. Gaudette. Selectman Ampagoomian was absent and it is duly noted.

The Pledge of Allegiance was recited by those present.

APPROVAL OF MINUTES: April 10, 2023. A motion/Mr. Melia, seconded/Mr. Paulhus to approve the April 10, 2023 meeting minutes as presented with the readings omitted. Vote yes/Begin, Collins, Melia and Paulhus.

PUBLIC HEARING/None

APPOINTMENTS/By the Board of Selectmen: Wendy Timmons, Historical Commission / Vote to remove member due to lack of attendance (per Section 8-6 of the Town Charter). Town Manager Gaudette explained that in accordance with the Charter and after discussing with the Chairman of the Historical Commission, Ms. Timmons has been unresponsive attending meetings and did not request reappointment. With that they would like to remove her from the Historical Commission to get an active member to fill that position. A motion/Mr. Melia, seconded/Mr. Begin to remove Wendy Timmons from the Historical Commission due to lack of attendance per section 8-6 of the Town Charter. Vote yes/Begin, Collins, Melia and Paulhus.

James Lurgio, Historical Commission (Vote to appoint) / Present: Ken Warchol, Member. Mr. Warchol noted that Ms. Timmons did a fantastic job for them but unfortunately, they had not heard from her for the last two and a half years. Mr. Lurgio has been in town for seven years now. He owns a horror museum in Salem Massachusetts. Mr. Lurgio stated that he loves living in such a historical town and has a passion for historical things. He worked for a long time in Newport at one of the mansions where he learned a lot and feels it is applicable to this position. A motion/Mr. Melia, seconded/Mr. Paulhus to appoint James Lurgio to the Historical Commission. Vote yes/Begin, Collins, Melia and Paulhus.

By the Town Manager [Vote to Affirm]: Christopher Bessette, Master Mechanic, Highway Department/Present: Jamie Luchini, DPW Director. Mr. Luchini explained that Mr. Bessette is very knowledgeable, familiar with the job and eager to start. Mr. Bessette started as a seasonal employee, then moved his way through the ranks as Heavy Equipment operator. Mr. Bessette stated he is looking forward to this opportunity and is excited to build his career here. A motion/Mr. Melia, seconded/Mr. Begin to affirm the Town Manager's appointment of Christopher Bessette as Master Mechanic in the Highway Department. Vote yes/Begin, Collins, Melia and Paulhus.

Joshua Geary, Operator in Training, Sewer Department/Present: Michael Havalotti, Sewer Superintendent. Mr. Havalotti added that they had a great interview with Mr. Geary and he feels he can bring good skills and tools to the Sewer Department. Mr. Geary is a local resident and has a experience working with machines. Mr. Geary noted that he has been working nights most of his life and has two children and this was a great opportunity for him. He noted that he looks forward to building a career here in town. A motion/Mr. Melia, seconded/Mr. Paulhus to affirm the Town

Manager's appointment of Joshua Geary as Operator in Training to the Sewer Department. Vote yes/Begin, Collins, Melia and Paulhus.

Ailionora Thompson, Part-Time Library Assistant/Present: Rebecca Sasseville, Library Director. Ms. Sasseville explained that typically they do not typically hire temporary assistants but with the Summers being so busy she felt it necessary for coverage. Ms. Thompson stated that she recently graduated from High School and plans to go to College for Informational Library Science. She stated this temporary job is perfect as she can get some experience and knowledge in before college and she is looking forward to the experience. A motion/Mr. Melia, seconded/Mr. Begin to affirm the Town Manager's appointment of Ailionora Thompson as Temporary Part-Time Library Assistant. Vote yes/Begin, Collins, Melia and Paulhus.

RESIGNATIONS: Steven J. Gniadek, Conservation Commission. A motion/Mr. Melia, seconded/Mr. Paulhus to accept the resignation of Steven J. Gniadek from the Conservation Commission and send a letter of appreciation. Vote yes/Begin, Collins, Melia and Paulhus.

Jonathan Smith, Disability Commission. A motion/Mr. Melia, seconded/Mr. Paulhus to accept the resignation of Jonathan Smith from the Disability Commission and send a letter of appreciation. Vote yes/Begin, Collins, Melia and Paulhus.

CITIZENS' COMMENTS/INPUT/None

Boot Drives: Vote to eliminate boot drives due to safety concerns/Present: Police Chief Labrie. Chief Labrie explained that his concerns were expressed at a previous meeting when a request came forward for a boot drive. Mainly being the safety of individuals participating in the book drives and of course the traffic. Chief Labrie expressed that with today's technology there are other ways to raise funds. The Board had asked that he take this before the Safety Committee, which he did and they agreed with his concerns. The Board members agreed with the points he brought forward. A motion/Mr. Melia, seconded/Mr. Paulhus to eliminate boot drives due to safety concerns. Vote yes/Begin, Collins, Melia and Paulhus.

Bond Anticipation Notes: 1) Department of Public Works Facility in the amount of \$1,250,000 2) Northbridge Elementary School in the amount of \$13,500,000 3) Castle Hill Land Purchase in the amount of \$1,200,000 / Vote to sign. Treasurer/Collector Julie Harris explained that on Wednesday, June 7, 2023 they went out to bid for fifteen million nine-hundred and fifty thousand dollars and received five bids, which was awarded to Bank of America at a rate of 3.668% and we were also issues a two hundred and eleven thousand dollar premium, which we will not have to pay back. The premium, she explained is due to the Town's Bond rating of AA+ and our progression forward. She explained that the Board will need to vote to sign the note and allow her to move forward. Selectmen Collins praised the financial team for all their hard work in getting the Town's rating in a favorable position. A motion/Mr. Paulhus, seconded/Mr. Melia to vote to sign 1) Department of Public Works Facility in the amount of \$1,250,000 2) Northbridge Elementary School in the amount of \$13,500,000 3) Castle Hill Land Purchase in the amount of \$1,200,000. Vote yes/Begin, Collins, Melia and Paulhus.

Vote to accept a chainsaw valued at \$138.03 from David Pickart to be used by the Conservation Commission. A motion/Mr. Melia, seconded/Mr. Paulhus to accept the donation of a chainsaw valued

at \$138.03 from David Pickart to be used by the Conservation Commission. Vote yes/Begin, Collins, Melia and Paulhus.

Pine Grove Cemetery Deed/Patricia Mezynski and Frederick Mezynski [Lot No. 264, two burials, Forest Ave. (East)]. A motion/Mr. Melia, seconded/Mr. Paulhus to approve the sale of lot Lot No. 264, two burials, Forest Ave. (East)] to Patricia Mezynski and Frederick Mezynski. Vote yes/Begin, Collins, Melia and Paulhus.

Housing Production Plan/Public Forum [Tuesday, 6/27 at 7 PM]/Town Manager Announcement. Town Manager Gaudette announced that there will be a Housing Production Plan public forum on Tuesday June 27, 2023 at 7 PM at the Town Hall, Board of Selectmen's Room, 7 Main Street, Whitinsville. This forum will provide an update of the assessment of housing needs and identifying priority housing needs and strategies to address those needs. Anyone interested is encouraged to attend.

TOWN MANAGER'S REPORT/None

SELECTMEN'S CONCERNS: Selectman Melia 1) noted that he has received several compliments on the electronic sign and thanked the Town Manager and DPW Director, Jamie Luchini for their efforts in moving this along. **2)** noted that Northbridge resident Brenden Hester is one of one hundred and fifty-six individuals who qualified for the Senior US Open Golf Tournament. He is also a multiple club champion at Pleasant Valley and has also won the Mass Open. The tournament is at the end of June and the first week of July. Selectman Melia suggested after the open is completed he be recognized. **Selectman Paulhus 1)** congratulated the Northridge Baseball team for their efforts in getting to the final four and wished them luck in their next two games.

ITEMS FOR FUTURE AGENDA/None

CORRESPONDENCE/None

EXECUTIVE SESSION/None

Chairman Collins noted that the banner that is hung across Church Street will not be hung by the DPW instead of the Fire Department as the DPW now has the bucket truck.

A motion/Mr. Begin, seconded/Mr. Paulhus to adjourn the public meeting. Vote yes/Begin, Collins, Melia and Paulhus.

Meeting Adjourned: 7:26 PM

Respectfully submitted,

Thomas Begin, Clerk

/mjc

LIST OF DOCUMENTATION

BOARD OF SELECTMEN'S MEETING - OPEN SESSION

June 12, 2023

- I. APPROVAL OF MINUTES: A. April 10, 2023**
-Copy of April 10, 2023 meeting minutes
- II. PUBLIC HEARING**
- III. APPOINTMENTS/By the Board of Selectmen: B. 1) Wendy Timmons, Historical Commission / Vote to remove member due to lack of attendance (per Section 8-6 of the Town Charter)**
-Copy of certified letter sent to Ms. Timmons regarding her removal from the Historical Commission
-Copy of bylaw Section 8-6 Removals and Suspensions
- 2) James Lurgio, Historical Commission (Vote to appoint) / Present: Ken Warchol, Member**
-Copy of Talent Bank form for James Lurgio
- By the Town Manager [Vote to Affirm]: C. 1) Christopher Bessette, Master Mechanic, Highway Department/Present: Jamie Luchini, DPW Director**
-Copy of memo from the DPW Director recommending the appointment of Christopher Bessette as Master Mechanic
- 2) Joshua Geary, Operator in Training, Sewer Department/Present: Michael Havalotti, Sewer Superintendent**
-Copy of application for employment
-Copy of Resume
- 3) Ailionora Thompson, Part-Time Library Assistant/Present: Rebecca Sasseville, Library Director**
-Copy of Application for Employment
- RESIGNATIONS: D. 1) Steven J. Gniadek, Conservation Commission**
-Copy of resignation letter from Steven Gniadek
- 2) Jonathan Smith, Disability Commission**
-Copy of resignation letter from Jonathan Smith
- IV. CITIZENS' COMMENTS/INPUT/None**
- V. DECISIONS:**
E. Boot Drives: Vote to eliminate boot drives due to safety concerns/Present: Police Chief Labrie/No documentation

F. Bond Anticipation Notes: 1) Department of Public Works Facility in the amount of \$1,250,000 2) Northbridge Elementary School in the amount of \$13,500,000 3) Castle Hill Land Purchase in the amount of \$1,200,000 / Vote to sign

-Copy of Vote of the Board of Selectmen

G. Vote to accept a chainsaw valued at \$138.03 from David Pickart to be used by the Conservation Commission

-Copy of memo regarding the Conservation Commission donation

-Copy of receipt

H. Pine Grove Cemetery Deed/Patricia Mezynski and Frederick Mezynski [Lot No. 264, two burials, Forest Ave. (East)]

-Copy Pine Grove Cemetery deed

VI. DISCUSSIONS

I. Housing Production Plan/Public Forum [Tuesday, 6/27 at 7 PM]/Town Manager Announcement

-Copy of Public Forum informational flyer

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

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.**

*-yes, per Town Clerk
9/17/23*

Date: April 19, 2022

Name Nancy Hill

P. O. Box _____

Home Address XXXXXXXXXXXXXXXXXXXXXXXXX Whitinsville, MA 01588

Email Address XXXXXXXXXXXXXXXXXXXXXXXXX

Telephone _____ Cell XXXXXXXXXXXXXXXXXXXX

Business Retired

Address _____ Tel. _____

Current Occupation/Title Retired Financial Analyst

Education 1977 Franklin High School, some college
including Accounting Certificate from Dean College

Governmental, Civic & Community Activities _____

Charitable & Educational Activities Raise money for ALS

Town Committees or Offices _____

I am interested in the following Committees: Board Member at
Northbridge Housing Authority

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

NAME:

PRECINCT#

TOWN OF NORTHBRIDGE

COMMITTEE INTEREST (Indicate Committee preference)

- | | |
|---------------|----|
| 1. NHA Board | 4. |
| 2. Fine Board | 5. |
| 3. | 6. |

Present interest or business affiliation (dates, places)

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

Whitinsville Senior Center, Volunteer

Special skills and education (be specific)

Financial Analyst, Budgeting

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 01568

D.

Cub Scout Pack 150
c/o Nancy Thompson, COR
St. Patrick Church
7 East Street
Whitinsville, MA 01588

September 13, 2023

Board of Selectmen
Town of Northbridge MA
7 Main Street
Whitinsville, MA 01588

Gentlemen,

I am writing to you on behalf of Northbridge Cub Scout Pack 150 and Northbridge Boy Scout Troop 155 regarding a cooperative project we hope to offer to the Northbridge Community.

Some of our local veterans have mentioned to us that there is a need for a flag retirement ceremony. We are interested in providing this with a ceremony on the Town Common on Veteran's Day, Saturday November 11, 2023. We are requesting approval from the Selectmen to use the common for this purpose.

The formal ceremony will be as described in the US Flag Code, and no trace will be left on the common after the event.

The event would be publicized to the local Northbridge Community.

Please do not hesitate to contact me with any questions or concerns.

Very truly yours,
Nancy R. Thompson, Pack 150 Charter Organization Representative
Charles E. Thompson, Troop 155 Scoutmaster

Memorial Park Request Form

Event Date: _____ Time: _____ to _____

Rain date: _____

Organization: _____

Description of the event:

Do you plan to serve alcohol?	Yes	No
Do you plan to serve food?	Yes	No
Do you plan to have entertainment?	Yes	No

Contact information: _____
Nancy Thompson 508.864.1428
Charles Thompson 774.276.7210
(Name) (Phone)

Next available agenda: _____

Date approved: _____

Date and time available: _____

cc: Chief of Police
DPW Director

Prior to consideration by the Board of Selectmen, any requests concerning the use of the Town Common shall be jointly referred to the Director of Public Works and the Chief of Police for comment. If they deem the use appropriate, they are encouraged to recommend any condition they feel necessary to protect the public's safety and preserve the character and integrity of the Town Common. These conditions would then be incorporated into the formal approval, which would be issued by the Board of Selectmen.

Note: *At their meeting of December 5, 2005, the Selectmen voted unanimously to approve the above policy as amended by Selectman Davis: **That there will be no vehicular traffic allowed on the Common without prior approval from the DPW Director or the Police Department.***

Please note in addition to this form we will also need the following:

_____ Business Certificate/Articles of Organization [If applicable]

_____ Hold Harmless Agreement

_____ Certificate of Insurance [Naming the Town as an additional insured]

USE OF TOWN OF NORTHBRIDGE

PUBLIC WAYS FOR USE OF MEMORIAL PARK

EVENT: Flag Retirement Ceremony

RELEASE OF CLAIMS, INDEMNITY AND HOLD HARMLESS AGREEMENT

*****Please read this document thoroughly before completing and signing*****

I, Northbridge Cub Scout Pack 150/Nancy Thompson, Charter Organization Rep, in consideration of my use of the Town of Northbridge's Public Ways for a non-town sponsored event on 11/11/2023, and for other good and valuable consideration hereby acknowledged, do hereby agree to forever RELEASE the Town of Northbridge, its employees, agents, officers, volunteers, or contractors (the "Town"), from any and all claims, actions, rights of action and causes of action, damages, costs, loss of services, expenses, compensation and attorneys' fees that may have arisen in the past, or may arise in the future, directly or indirectly, from known and unknown personal injuries which I or my guests, employees, agents, successors or assigns may have as the result of my use or the use of my guests, employees or agents of the Town of Northbridge's Public Ways for a non-town sponsored event on 11/11/2023, and all activities related thereto.

I further promise, to INDEMNIFY, REIMBURSE, DEFEND, and HOLD HARMLESS the Town against any and all legal claims and proceedings of any description that may have been asserted in the past, or may be asserted in the future, directly or indirectly, including damages, costs and attorneys' fees, arising from personal injuries to myself or others or property damage resulting from my use, or the use of my guests, employees or agents, of the Town of Northbridge's Public Ways for a non-town sponsored event on 11/11/2023, and all activities related thereto.

I hereby further covenant for myself, my successors and assigns not to sue the said Town on account of any such claim, demand or liability.

I am fully aware that by signing this document I am releasing the Town from liability that may arise as a result of the acts or omissions of the Town. Additionally, it is my intent to release the above mentioned parties from liability and defend and indemnify said parties for liability relating to any accident and resulting injuries and/or death that may occur as a result of my use, or the use of my guests, employees or agents, of the Town of Northbridge's Public Ways for a non-town sponsored event on 11/11/2023, and all activities related thereto.

To the extent I am signing this document on behalf of an organization, corporation, association or similar entity, I represent that I am fully authorized by said entity to execute this document.

Witness my hand and seal this 23rd day of September 2023.

Name (Printed): Nancy R, Thompson

Nancy R. Thompson
Signature

John R. Thompson
Witness

THIS FORM MAY NOT BE ALTERED



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

09/28/23

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Marsh & McLennan Agency LLC 8144 Walnut Hill Lane, 16th Floor Dallas TX 75231	CONTACT NAME: Laura Craig PHONE (A/C. No. Ext): 972-770-1402 E-MAIL ADDRESS: laura.craig@marshmma.com		FAX (A/C. No.): 972-770-1699
	INSURER(S) AFFORDING COVERAGE		
INSURED BSALFLCA Boy Scouts of America, National Council and All of its affiliates and subsidiaries Heart of New England Council, BSA 394 Pleasantdale Rd, Rutland, MA 01543	INSURER A: Evanston Insurance Company		NAIC # 35378
	INSURER B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		
INSURER F:			

COVERAGES

CERTIFICATE NUMBER: 1851896660

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			V3P0009142	3/1/2023	3/1/2024	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1,000,000
							MED EXP (Any one person)	\$
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 7,000,000
							PRODUCTS - COMP/OP AGG	\$
								\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N <input checked="" type="checkbox"/> N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE	OTHER
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate holder is named as an additional insured by virtue of a written or oral contract or by the issuance/existence of a permit or certificate of insurance but only with respect to operations by or on behalf of the Insured, or to facilities of, or facilities used by the Insured and then only of the limits of liability specified in such contract for the event specified. Primary and Non-Contributory applies as required by written contract or agreement. Waiver of Subrogation applies when required by written contract or agreement. Sexual Molestation coverage is incorporated in the policy and addressed by endorsement and is subject to the policy period, terms, limits and conditions of the policy.

For All Official Scouting Activities

CERTIFICATE HOLDER

Town of Northbridge
 7 Main Street
 Whitinsville, MA 01588

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

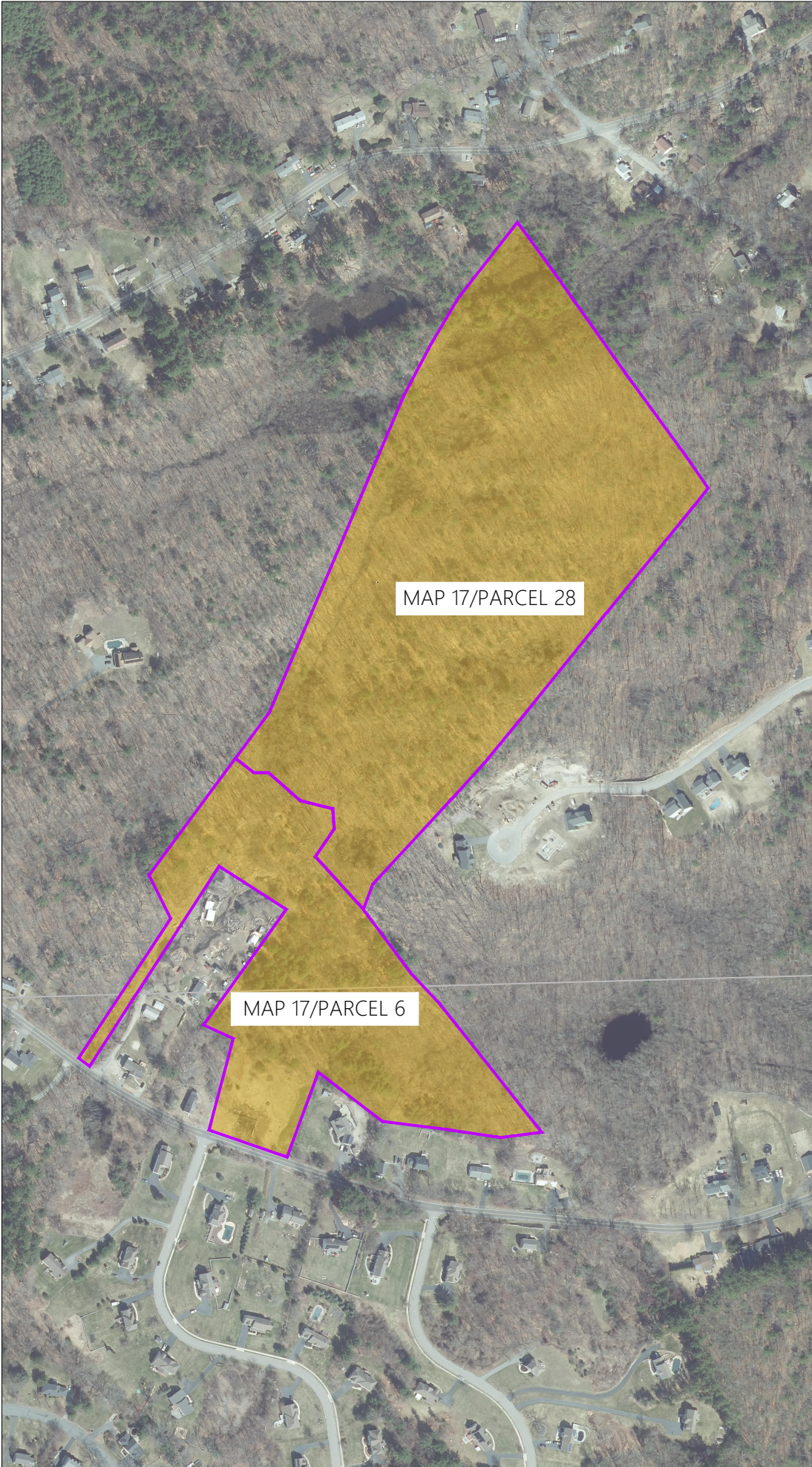
© 1988-2015 ACORD CORPORATION. All rights reserved.

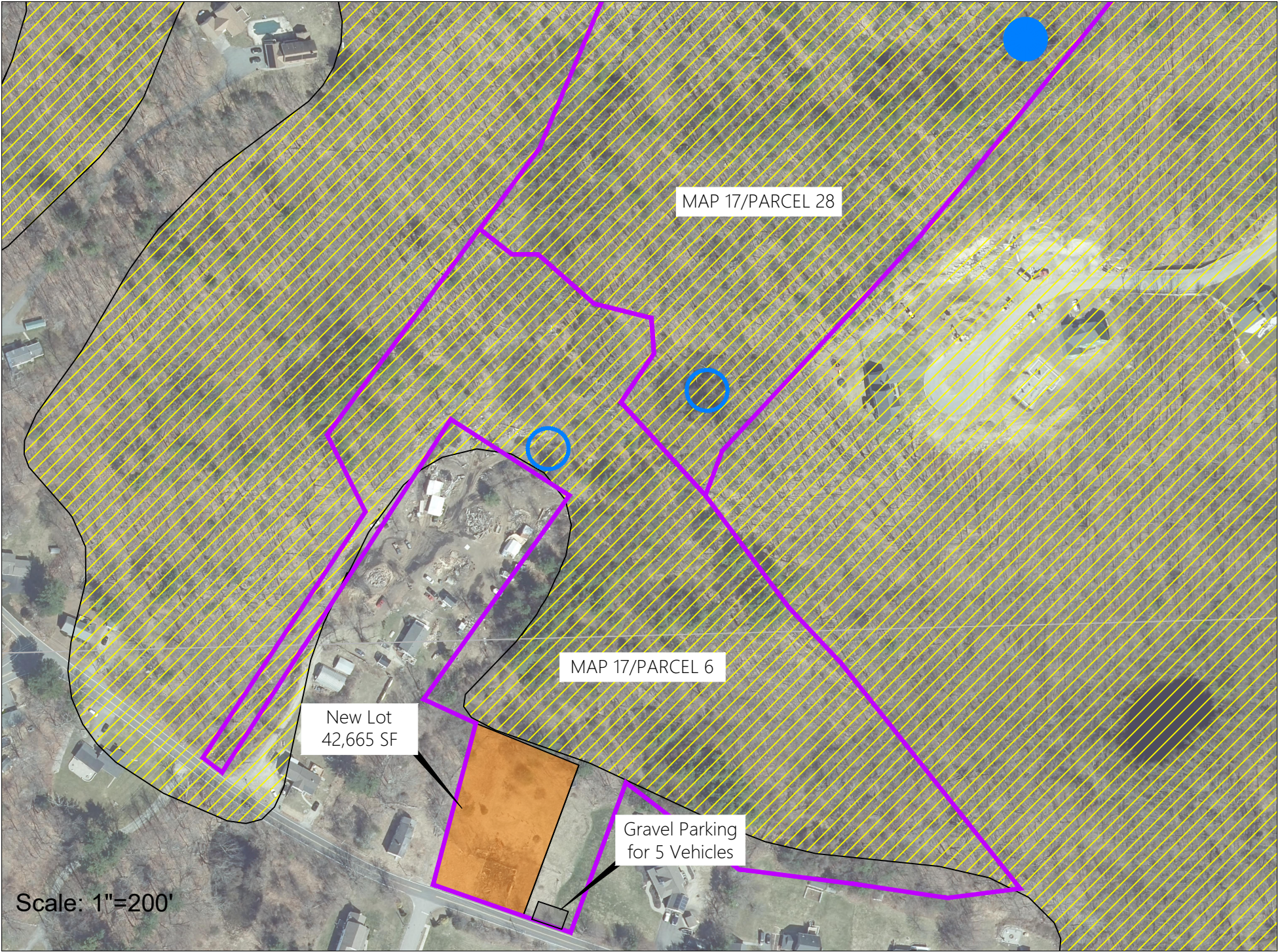
E.

Potential Conservation Land Map 17/Parcels 6 and 28 Benson Road

- 36.7 total acres
- One Certified Vernal Pool
- At least three potential vernal pools
- 35 acres of BioMap Vernal Pool Core Habitat
- Room to create and sell off 1 buildable single family house lot
- Sufficient area to provide offsite parking for 5 vehicles

Scale 1"=400'





MAP 17/PARCEL 28

MAP 17/PARCEL 6

New Lot
42,665 SF

Gravel Parking
for 5 Vehicles

Scale: 1"=200'

Melissa Ciaramitaro

From: JL Reichert <cleaningcoach@yahoo.com>
Sent: Sunday, September 24, 2023 1:54 PM
To: Cleaningcoach@yahoo.com; Melissa Ciaramitaro
Cc: Sharon Susienka; Jeanne Gniadek; Leslie Reichert; Rena Matchett; Fred Beauregard; Charlie E Hill
Subject: Re: Great Hall Rental Application - December Tree Tour
Attachments: Rental Application - Town Hall 3.21.22.pdf; Great Hall Rental Rules & Regulations.pdf

I hope you got all the forms - I'll be dropping a check off for the deposit and Gaudette is working on the insurance certificate.

Couple of projects:

We would like to serve champagne on Friday night.

We would like to provide music on Friday night and possibly Saturday

We would like to sell food, water, and coffee during the event.

All these need special permits - can I get that done in time for the event?

Based on the regulations I will need:

- Common Victualler's License
- Board of Health inspection
- Entertainment License (Santa Claus is coming on Sunday - is that considered entertainment?)
- I will get the special insurance for alcohol.
- I can talk to the police about getting help with that.

Can you get back to me on Monday about the ability to get all this done in time for the event on Dec 1? Thanks so much for your help!

Leslie Reichert

508-751-0799

On Friday, September 1, 2023 at 09:58:37 AM EDT, Melissa Ciaramitaro <mciamitaro@northbridgemass.org> wrote:

Good morning Leslie,

Please see attached Great Hall rental application and information. As I mentioned, you are welcome to come by any time during open hours and see the space.

Please let us know if you have any questions.

F.1.

TOWN OF NORTHBRIDGE APPLICATION FOR SPECIAL LICENSE

TO THE LICENSING AUTHORITIES:

The undersigned hereby applies for a License in accordance with the provisions of the Statutes relating thereto.
Chapter 138, Section 14

FULL NAME OF PERSON/ORGANIZATION MAKING APPLICATION:

Blackstone Valley Emergency Shelter

Name of Responsible Person: Leslie Reichert

TYPE OF LICENSE REQUESTED: All Alcohol (non-profit organizations only) *(must submit 501c(3))*
 Wine and/or Malt Beverages

EVENT DETAILS:

Event name: BV Festival of Trees

Indoor/Outdoor: Indoor

Date and Hours of Event: December 15-7 PM

of persons expected: 100

11/30/23 - Alcohol delivered/stored.
12/4/23 - Alcohol removed.

GIVE LOCATION BY STREET AND NUMBER: 7 Main St. Whitinsville, MA 01588

DESCRIPTION OF PREMISES: Great Hall - Northbridge Town Hall

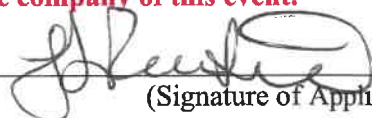
Where will alcohol be stored? Will come in before event and leave afterwards

Where will Alcohol be served? In the Great Hall

Do you plan on having Entertainment? Yes No

in said **Town of Northbridge** in accordance with the rules and regulations made under authority of said Statutes.

***The town highly recommends that you notify your insurance company of this event.**


(Signature of Applicant)

Print Name: ~~XXXXXXXXXX~~ 509-266-5122

Mailing Address: 141 Jessica Way

City: Northbridge

State, Zip: MA 01534

Phone: ~~XXXXXXXXXX~~ 508-751-0799

Name of Distributor(s): Yankee Spirits, Sturbridge

SPECIAL LICENSES ISSUED UNDER SECTION 14 [ONE-DAY LICENSES]: MUST PURCHASE THE EVENT ALCOHOL/BEER/WINE FROM A DISTRIBUTOR OTHERWISE YOU ARE IN VIOLATION OF STATE LAW.

Received: 9/25/23 10AM
(Date) (Time)
Agenda: 10/2/23

Date License Granted

SPECIAL PERMIT/LICENSE

RELEASE OF CLAIMS, INDEMNITY AND HOLD HARMLESS AGREEMENT

*****Please read this document thoroughly before completing and signing*****

I, Leslie Reichert, in consideration of a special permit/license granted by the Town of Northbridge for a non-town sponsored private function, and for other good and valuable consideration hereby acknowledged, do hereby agree to forever RELEASE the Town of Northbridge, its employees, agents, officers, volunteers, or contractors (the "Town"), from any and all claims, actions, rights of action and causes of action, damages, costs, loss of services, expenses, compensation and attorneys' fees that may have arisen in the past, or may arise in the future, directly or indirectly, from known and unknown personal injuries which I or my guests, employees, agents, successors or assigns may have as the result of the issuance and/or use of a special permit/license granted by the Town of Northbridge and all activities related thereto.

I further promise, to INDEMNIFY, REIMBURSE, DEFEND, and HOLD HARMLESS the Town against any and all legal claims and proceedings of any description that may have been asserted in the past, or may be asserted in the future, directly or indirectly, including damages, costs and attorneys' fees, arising from personal injuries to myself or others or property damage resulting from my use, or the use of my guests, employees or agents as the result of the issuance and/or use of a special permit/license granted by the Town of Northbridge and all activities related thereto.

I hereby further covenant for myself, my successors and assigns not to sue the said Town on account of any such claim, demand or liability.

I am fully aware that by signing this document I am releasing the Town from liability that may arise as a result of the acts or omissions of the Town. Additionally, it is my intent to release the above mentioned parties from liability and defend and indemnify said parties for liability relating to any accident and resulting injuries and/or death that may occur as a result of the issuance and/or use of a special permit/license granted by the Town of Northbridge and all activities related thereto.

To the extent I am signing this document on behalf of an organization, corporation, association or similar entity, I represent that I am fully authorized by said entity to execute this document.

Witness my hand and seal this 24 day of September 2023

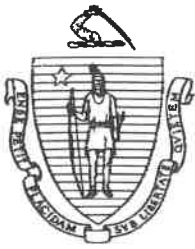
Name (Printed): Leslie Reichert

Signature

Leslie Reichert
Sharon Seeseuka

Witness

THIS FORM MAY NOT BE ALTERED



The Commonwealth of Massachusetts
 Department of Industrial Accidents
 Office of Investigations
 600 Washington Street
 Boston, MA 02111
 www.mass.gov/dia

FORM MUST BE FILLED
 OUT COMPLETELY

If you carry Workers Comp. Insurance, you must provide proof to the Town in the form of a Certificate of Insurance.

Workers' Compensation Insurance Affidavit: General Businesses

Applicant Information

Please Print Legibly

Business/Organization Name: Blackstone Valley Emergency Shelter

Address: 141 Jessica Way

City/State/Zip: Northbridge, MA 01534

Phone #: 508-266-5122

Are you an employer? Check the appropriate box:

1. I am an employer with _____ employees (full and/or part-time).*
2. I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required]
3. We are a corporation and its officers have exercised their right of exemption per c. 152, §1(4), and we have no employees. [No workers' comp. insurance required]**
4. We are a non-profit organization, staffed by volunteers, with no employees. [No workers' comp. insurance req.]

Business Type (required):

5. Retail
6. Restaurant/Bar/Eating Establishment
7. Office and/or Sales (incl. real estate, auto, etc.)
8. Non-profit
9. Entertainment
10. Manufacturing
11. Health Care
12. Other _____

*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.

**If the corporate officers have exempted themselves, but the corporation has other employees, a workers' compensation policy is required and such an organization should check box #1.

I am an employer that is providing workers' compensation insurance for my employees. Below is the policy information.

Insurance Company Name: _____

Insurer's Address: _____

City/State/Zip: _____

Policy # or Self-ins. Lic. # _____

Expiration Date: _____

Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date).

Failure to secure coverage as required under Section 25A of MGL c. 152 can lead to the imposition of criminal penalties of a fine up to \$1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to \$250.00 a day against the violator. Be advised that a copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

I do hereby certify, under the pains and penalties of perjury that the information provided above is true and correct.

Signature: _____

Yusef Keibert

Date: _____

9.24.23

Phone #: _____

508 751 0799

Official use only. Do not write in this area, to be completed by city or town official.

City or Town: Northbridge

Permit/License # _____

Issuing Authority (circle one):

1. Board of Health 2. Building Department 3. City/Town Clerk 4. Licensing Board 5. Selectmen's Office
 6. Other _____

Contact Person: Melissa Wetherbee

Phone #: 508-234-2095



Learn more about this wallet card at <http://servingalcohol.com/wallet-card>

Massachusetts Bartender License
Name: James Ryan
Certification Date: Aug 11th, 2022
Certificate Code: ceCO9hi0VY
Verify Online: servingalcohol.com
Complies with ABCC Chapter 138
SERVING ALCOHOL INC
VALID FOR 3 YEARS

F.2.

Phone: 508 751 0799

THE COMMONWEALTH OF MASSACHUSETTS

TOWN OF NORTHBRIDGE

APPLICATION FOR ENTERTAINMENT LICENSE [WEEKDAYS ONLY]

one-day

The undersigned hereby applies for a License in accordance with the provisions of the Statutes relating thereto

NAME OF APPLICANT, FIRM, OR CORPORATION: Blackstone Valley Emergency Shelter

TO: Obtain an Entertainment License for:

Type: (Check all that apply): Concert Dance Exhibition Cabaret Public Show
 Live band ~~PIA~~ Other: Piano music

Includes: Dancing by patrons Dancing by entertainers or performers Recorded music
 Live music Amplification System Floor show
 Light show Theatrical exhibition, play or moving picture show Other dynamic audio or visual show (whether live or recorded)

INDOOR OUTDOOR BOTH

GIVE LOCATION BY STREET AND NUMBER:

AT: Great Hall 7 main ST Whitinsville MA 01588
in said Town of Northbridge in accordance with the rules and regulations made under authority of said Statutes.

Please check the day(s) and list the hours of the proposed entertainment

Sunday**

- Monday: _____
- Tuesday: _____
- Wednesday: _____
- Thursday: _____

Print Name: Leslie Reichert
 Address: 141 Jessica Way
 City: Northbridge MA
 State, Zip: MA 01534

12/1/23
12/2/23

- Friday: 5-7pm
- Saturday: 10-7pm (maybe)

Official Use:
 Received: 9/25/23 10AM
 (Date) (Time)

 Date License Granted


 (Signature of Applicant)

**Please note a separate application is needed for Sunday Entertainment



The Commonwealth of Massachusetts
 Department of Industrial Accidents
 Office of Investigations
 600 Washington Street
 Boston, MA 02111
 www.mass.gov/dia

**FORM MUST BE FILLED
 OUT COMPLETELY**

If you carry Workers Comp. Insurance, you must provide proof to the Town in the form of a Certificate of Insurance.

Workers' Compensation Insurance Affidavit: General Businesses

Applicant Information

Please Print Legibly

Business/Organization Name: BLACKSTONE VALLEY Emergency Shelter

Address: 141 Jessica Way

City/State/Zip: NORTHBRIDGE MA 01534 Phone #: 508-751-0799 508-266-5122

Are you an employer? Check the appropriate box:

1. I am an employer with _____ employees (full and/or part-time).*
2. I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required]
3. We are a corporation and its officers have exercised their right of exemption per c. 152, §1(4), and we have no employees. [No workers' comp. insurance required]**
4. We are a non-profit organization, staffed by volunteers, with no employees. [No workers' comp. insurance req.]

Business Type (required):

5. Retail
6. Restaurant/Bar/Eating Establishment
7. Office and/or Sales (incl. real estate, auto, etc.)
8. Non-profit
9. Entertainment
10. Manufacturing
11. Health Care
12. Other _____

*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.

**If the corporate officers have exempted themselves, but the corporation has other employees, a workers' compensation policy is required and such an organization should check box #1.

I am an employer that is providing workers' compensation insurance for my employees. Below is the policy information.

Insurance Company Name: _____

Insurer's Address: _____

City/State/Zip: _____

Policy # or Self-ins. Lic. # _____ Expiration Date: _____

Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date).

Failure to secure coverage as required under Section 25A of MGL c. 152 can lead to the imposition of criminal penalties of a fine up to \$1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to \$250.00 a day against the violator. Be advised that a copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

I do hereby certify, under the pains and penalties of perjury that the information provided above is true and correct.

Signature: Jessie Keibert Date: 9.24.23

Phone #: 508 751 0799

Official use only. Do not write in this area, to be completed by city or town official.

City or Town: Northbridge Permit/License # _____

Issuing Authority (circle one):

1. Board of Health 2. Building Department 3. City/Town Clerk **4. Licensing Board** 5. Selectmen's Office
 6. Other _____

Contact Person: Melissa Wetherbee Phone #: 508-234-2095



Department of the Treasury
Internal Revenue Service
Tax Exempt and Government Entities
P.O. Box 2508
Cincinnati, OH 45201

BLACKSTONE VALLEY EMERGENCY SHELTER
141 JESSICA WAY
NORTHBRIDGE, MA 01534

Date:
02/11/2022
Employer ID number:
86-2802318
Person to contact:
Name: Customer Service
ID number: 31954
Telephone: 877-829-5500
Accounting period ending:
December 31
Public charity status:
509(a)(2)
Form 990 / 990-EZ / 990-N required:
Yes
Effective date of exemption:
March 23, 2021
Contribution deductibility:
Yes
Addendum applies:
No
DLN:
26053733003241

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Stephen A. Martin
Director, Exempt Organizations
Rulings and Agreements

Letter 947 (Rev. 2-2020)
Catalog Number 35152P



**The Commonwealth of Massachusetts
William Francis Galvin**

Minimum Fee: \$35.00

Secretary of the Commonwealth, Corporations Division
One Ashburton Place, 17th floor
Boston, MA 02108-1512
Telephone: (617) 727-9640

Articles of Organization

(General Laws, Chapter 180)

Identification Number: 001488284

ARTICLE I

The exact name of the corporation is:

BLACKSTONE VALLEY EMERGENCY SHELTER, INC.

ARTICLE II

The purpose of the corporation is to engage in the following business activities:

TO PROVIDE EMERGENCY SHELTER AND RELATED SUPPORT AND SERVICES TO PERSONS WITHOUT ADEQUATE HOUSING. TO CONDUCT SUCH OTHER ACTIVITIES AND PROGRAMS IN FURTHERANCE OF THE FOREGOING PURPOSES AS MAY BE CARRIED OUT BY A CORPORATION ORGANIZED UNDER MASSACHUSETTS GENERAL LAWS CHAPTER 180 AND DESCRIBED IN SECTION (501)(C)(3) OF THE INTERNAL REVENUE CODE.

ARTICLE III

A corporation may have one or more classes of members. If it does, the designation of such classes, the manner of election or appointments, the duration of membership and the qualifications and rights, including voting rights, of the members of each class, may be set forth in the by-laws of the corporation or may be set forth below:

ARTICLE IV

Other lawful provisions, if any, for the conduct and regulation of the business and affairs of the corporation, for its voluntary dissolution, or for limiting, defining, or regulating the powers of the corporation, or of its directors or members, or of any class of members, are as follows:

(If there are no provisions state "NONE")

A. IN ADDITION TO THE POWERS GRANTED TO THE CORPORATION BY GENERAL LAWS CHAPTER 180, THE CORPORATION SHALL HAVE AND MAY EXERCISE IN FURTHERANCE OF ITS CORPORATE PURPOSES THE FOLLOWING POWERS: (A) TO HAVE PERPETUAL SUCCESSION IN ITS CORPORATE NAME, UNLESS A PERIOD FOR ITS DURATION IS LIMITED BY SPECIAL LAW OR IN ITS ARTICLES OF ORGANIZATION; (B) TO SUE AND BE SUED; (C) TO HAVE A CORPORATE SEAL, WHICH IT MAY ALTER AT PLEASURE; (D) TO ELECT OR APPOINT DIRECTORS, OFFICERS, EMPLOYEES AND OTHER AGENTS, TO FIX THEIR COMPENSATION AND DEFINE THEIR DUTIES AND OBLIGATIONS, AND TO INDEMNIFY SUCH CORPORATE PERSONNEL; (E) TO PURCHASE, RECEIVE, TAKE BY GRANT, GIFT, DEVISE, BEQUEST OR OTHERWISE, LEASE, OR OTHERWISE ACQUIRE, OWN, HOLD, IMPROVE, EMPLOY, USE AND OTHERWISE DEAL IN AND WITH REAL OR PERSONAL PROPERTY, OR ANY INTEREST THEREIN, WHEREVER SITUATED; (F) TO SELL, CONVEY, LEASE, EXCHANGE, TRANSFER OR OTHERWISE DISPOSE OF OR

MORTGAGE, PLEDGE, ENCUMBER OR CREATE A SECURITY INTEREST IN, ALL OR ANY OF ITS PROPERTY, OR ANY INTEREST THEREIN, WHEREVER SITUATED; (G) TO PURCHASE, TAKE, RECEIVE, SUBSCRIBE FOR, OR OTHERWISE ACQUIRE, OWN, HOLD, VOTE, EMPLOY, SELL, LEASE, EXCHANGE, TRANSFER, OR OTHERWISE DISPOSE OF, MORTGAGE, PLEDGE, US E AND OTHERWISE DEAL IN AND WITH, BONDS AND OTHER OBLIGATIONS, SHARES, OR OT HER SECURITIES OR INTERESTS ISSUED BY OTHERS, WHETHER ENGAGED IN SIMILAR OR DI FFERENT BUSINESS, GOVERNMENTAL, OR OTHER ACTIVITIES; (H) TO MAKE CONTRACTS, GIVE GUARANTEES AND INCUR LIABILITIES, BORROW MONEY AT SUCH RATES OF INTERE ST AS THE CORPORATION MAY DETERMINE, ISSUE ITS NOTES, BONDS AND OTHER OBLIGA TIONS, AND SECURE ANY OF ITS OBLIGATIONS BY MORTGAGE, PLEDGE OR ENCUMBRANC E OF, OR SECURITY INTEREST IN, ALL OR ANY OF ITS PROPERTY OR ANY INTEREST THEREI N, WHEREVER SITUATED; (I) TO LEND MONEY, INVEST AND REINVEST ITS FUNDS, AND TA KE AND HOLD REAL AND PERSONAL PROPERTY AS SECURITY FOR THE PAYMENT OF FUN DS SO LOANED OR INVESTED; (J) TO DO BUSINESS, CARRY ON ITS OPERATIONS, AND HAV E OFFICES IN ANY JURISDICTION WITHIN OR WITHOUT THE UNITED STATES; (K) TO MAKE DONATIONS, IRRESPECTIVE OF CORPORATE BENEFIT, FOR THE PUBIC WELFARE OR FOR C OMMUNITY FUND, HOSPITAL, CHARITABLE, EDUCATIONAL, SCIENTIFIC, CIVIC OR SIMILA R PURPOSES, AND IN TIME OF WAR OR OTHER NATIONAL EMERGENCY IN AID THEREOF; (L) TO PAY PENSIONS, ESTABLISH AND CARRY OUT PENSION, PROFIT-SHARING, SHARE BO NUS, SHARE PURCHASE, SHARE OPTION, SAVINGS, THRIFT AND OTHER RETIREMENT, INCE NTIVE AND BENEFIT PLANS, TRUSTS AND PROVISIONS FOR ANY OR ALL OF ITS DIRECTOR S, OFFICERS AND EMPLOYEES, AND FOR ANY OR ALL OF THE DIRECTORS, OFFICERS AND EMPLOYEES OF ANY CORPORATION FIFTY PERCENT OR MORE OF THE SHARES OF WHICH OUTSTANDING AND ENTITLED TO VOTE ON THE ELECTION OF DIRECTORS ARE OWNED, DI RECTLY OR INDIRECTLY, BY IT; (M) TO BE INCORPORATOR OF OTHER CORPORATIONS OF ANY TYPE OR KIND; (N) TO HAVE AND EXERCISE ALL POWERS NECESSARY OR CONVENI ENT TO EFFECT ANY OR ALL OF THE PURPOSES FOR WHICH THE CORPORATION IS FORME D; PROVIDED THAT NO SUCH POWER SHALL BE EXERCISED IN A MANNER INCONSISTENT WITH THE GENERAL LAWS OF THE COMMONWEALTH. (O) TO BE PARTNER IN ANY BUSINE SS ENTERPRISES WHICH THE CORPORATION WOULD HAVE THE POWER TO CONDUCT BY I TSELF. B. THE DIRECTORS MAY MAKE, AMEND OR REPEAL THE BYLAWS IN WHOLE OR IN P ART. C. NOTWITHSTANDING ANYTHING ELSE HEREIN PROVIDED, THE CORPORATION IS O RGANIZED AND SHALL BE OPERATED EXCLUSIVELY FOR CHARITABLE PURPOSES, AS SAID TERMS HAVE BEEN AND SHALL BE DEFINED PURSUANT TO SECTIONS 170(E) AND 501(C)(3) OF THE INTERNAL REVENUE CODE. ALL POWERS OF THIS CORPORATION SHALL BE EXERC ISED ONLY IN SUCH MANNER AS WILL ASSURE THE OPERATION OF THIS CORPORATION E XCLUSIVELY FOR SAID CHARITABLE PURPOSES AS SO DEFINED, IT BEING THE INTENTION THAT THIS CORPORATION SHALL BE EXEMPT FROM FEDERAL INCOME TAX AND THAT CO NTRIBUTIONS TO IT SHALL BE DEDUCTIBLE PURSUANT TO SAID SECTIONS OF SAID CODE, AND ALL PURPOSES AND POWERS HEREIN SHALL BE INTERPRETED AND EXERCISED CONS ISTENTLY WITH THIS INTENTION. D. NO PART OF THE NET EARNINGS OF THE CORPORATI ON SHALL INURE TO THE BENEFIT OF, OR BE DISTRIBUTED TO ITS OFFICERS OR DIRECTOR S, EXCEPT THAT THE CORPORATION SHALL BE AUTHORIZED AND EMPOWERED TO PAY RE ASONABLE COMPENSATION FOR SERVICES ACTUALLY RENDERED AND TO MAKE PAYME NTS AND DISTRIBUTIONS IN FURTHERANCE OF THE CORPORATION'S PURPOSES SET FORT H IN ARTICLE 2 OF THESE ARTICLES OF ORGANIZATION. NO SUBSTANTIAL PART OF THE A CTIVITIES OF THE CORPORATION SHALL CONSIST OF THE CARRYING ON OF PROPAGAND A OR OTHERWISE ATTEMPTING TO INFLUENCE LEGISLATION (EXCEPT AS OTHERWISE PRO VIDED IN SECTION 501(H) OF THE INTERNAL REVENUE CODE), AND THE CORPORATION SH ALL NOT PARTICIPATE OR INTERVENE IN (INCLUDING THE PUBLISHING OR DISTRIBUTION OF STATEMENTS) ANY POLITICAL CAMPAIGN ON BEHALF OF ANY CANDIDATE FOR PUBLI C OFFICE. E. EXCEPT AS MAY BE OTHERWISE REQUIRED BY LAW, THE CORPORATION MAY AT ANY TIME AUTHORIZE A PETITION FOR ITS DISSOLUTION TO BE FILED WITH THE SUPRE ME JUDICIAL COURT OF THE COMMONWEALTH OF MASSACHUSETTS BY THE AFFIRMATIV

E VOTE OF A MAJORITY OF THE DIRECTORS OF THE CORPORATION THEN IN OFFICE; PROVIDED, HOWEVER, THAT IN THE EVENT OF ANY LIQUIDATION, DISSOLUTION, TERMINATION OR WINDING UP OF THE CORPORATION (WHETHER VOLUNTARY, INVOLUNTARY OR BY OPERATION OF THE LAW), THE PROPERTY OR ASSETS OF THE CORPORATION REMAINING AFTER PROVIDING FOR THE PAYMENT OF ITS DEBT AND OBLIGATIONS SHALL BE CONVEYED, TRANSFERRED, DISTRIBUTED AND SET OVER OUTRIGHT TO ONE OR MORE CHARITABLE INSTITUTIONS OR ORGANIZATIONS CREATED AND ORGANIZED FOR NONPROFIT PURPOSES SIMILAR TO THOSE OF THE CORPORATION, WHICH QUALIFY AS EXEMPT FROM INCOME TAX UNDER SECTION 501(C)(3) OF THE INTERNAL REVENUE CODE, AS A MAJORITY OF THE TOTAL NUMBER OF THE DIRECTORS OF THE CORPORATION MAY BY VOTE DESIGNATE AN D IN SUCH PROPORTIONS AND IN SUCH MANNER AS MAY BE DETERMINED IN SUCH VOTE; PROVIDED, FURTHER, THAT THE CORPORATION'S PROPERTY MAY BE APPLIED TO CHARITABLE PURPOSES IN ACCORDANCE WITH THE DOCTRINE OF CY PRES IN ALL RESPECTS AS A COURT HAVING JURISDICTION IN THE PREMISES MAY DIRECT. F. NO OFFICER OR DIRECTOR SHALL BE PERSONALLY LIABLE TO THE CORPORATION FOR MONETARY DAMAGES FOR ANY BREACH OF FIDUCIARY DUTY BY SUCH OFFICER OR DIRECTOR AS AN OFFICER OR DIRECTOR NOTWITHSTANDING ANY PROVISION OF LAW IMPOSING SUCH LIABILITY, EXCEPT THAT, TO THE EXTENT PROVIDED BY APPLICABLE LAW, THIS PROVISION SHALL NOT ELIMINATE OR LIMIT THE LIABILITY OF AN OFFICER OR DIRECTOR (I) FOR BREACH OF THE OFFICER'S OR DIRECTOR'S DUTY OF LOYALTY TO THE CORPORATION (II) FOR ACTS OR OMISSIONS NOT IN GOOD FAITH OR WHICH INVOLVE INTENTIONAL MISCONDUCT OR A KNOWING VIOLATION OF LAW OR (III) FOR ANY TRANSACTION FROM WHICH THE OFFICER OR DIRECTOR DERIVED AN IMPROPER PERSONAL BENEFIT. NO AMENDMENT OR APPEAL OF THIS PROVISION SHALL DEPRIVE AN OFFICER OR DIRECTOR OF THE BENEFIT HEREOF WITH RESPECT TO ANY ACT OR OMISSION OCCURRING PRIOR TO SUCH AMENDMENT OR REPEAL.

Notes: The preceding four (4) articles are considered to be permanent and may only be changed by filing appropriate Articles of Amendment.

ARTICLE V

The by-laws of the corporation have been duly adopted and the initial directors, president, treasurer and clerk or other presiding, financial or recording officers, whose names are set out on the following page, have been duly elected.

ARTICLE VI

The effective date of organization of the corporation shall be the date approved and filed by the Secretary of the Commonwealth. If a later effective date is desired, specify such date which shall not be more than *thirty days* after the date of filing.

ARTICLE VII

The information contained in Article VII is not a permanent part of the Articles of Organization.

a. The street address (post office boxes are not acceptable) of the principal office of the corporation in Massachusetts is:

No. and Street: 141 JESSICA WAY
 City or Town: NORTHBRIDGE State: MA Zip: 01534 Country: USA

b. The name, residential street address and post office address of each director and officer of the corporation is as follows:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code	Expiration of Term

		NORTHBRIDGE, MA 01534 USA 141 JESSICA WAY NORTHBRIDGE, MA 01534 USA	Meeting
TREASURER	CHARLIE HALL	50 EASY STREET UXBRIDGE, MA 01569 USA 50 EASY STREET UXBRIDGE, MA 01569 USA	Next Annual Meeting
CLERK	ELIZABETH REDDEN	429 LACKEY DAM ROAD WHITINSVILLE, MA 01588 USA 429 LACKEY DAM ROAD WHITINSVILLE, MA 01588 USA	Next Annual Meeting
DIRECTOR	FRED BEAUREGARD	75 KENNEDY CIRCLE NORTHBRIDGE, MA 01534 USA 75 KENNEDY CIRCLE NORTHBRIDGE, MA 01534 USA	Next Annual Meeting
DIRECTOR	KELLY LARIVIERE	4 N. TESSIER STREET NORTHBRIDGE, MA 01534 USA 4 N. TESSIER STREET NORTHBRIDGE, MA 01534 USA	Next Annual Meeting
DIRECTOR	RENA MATCHETT	341 HIGHLAND STREET NORTHBRIDGE, MA 01534 USA 341 HIGHLAND STREET NORTHBRIDGE, MA 01534 USA	Next Annual Meeting
DIRECTOR	CARY VANDENAKKER	212 PURGATORY ROAD WHITINSVILLE, MA 01588 USA 212 PURGATORY ROAD WHITINSVILLE, MA 01588 USA	Next Annual Meeting
DIRECTOR	ETHAN DRUTCHAS	31 CHURCH STREET WHITINSVILLE, MA 01588 USA 31 CHURCH STREET WHITINSVILLE, MA 01588 USA	Next Annual Meeting

c. The fiscal year (i.e., tax year) of the business entity shall end on the last day of the month of:
December

d. The name and business address of the resident agent, if any, of the business entity is:

Name:

No. and Street:

City or Town:

State:

Zip:

Country:

I/We, the below signed incorporator(s), do hereby certify under the pains and penalties of perjury that I/we have not been convicted of any crimes relating to alcohol or gaming within the past ten years. I/We do hereby further certify that to the best of my/our knowledge the above-named officers have not been similarly convicted. If so convicted, explain:

HENRY J. LANE

IN WITNESS WHEREOF AND UNDER THE PAINS AND PENALTIES OF PERJURY, I/we, whose signature(s) appear below as incorporator(s) and whose name(s) and business or residential address (es) beneath each signature do hereby associate with the intention of forming this business entity under the provisions of General Law, Chapter 180 and do hereby sign these Articles of Organization as incorporator(s) this 16 Day of February, 2021. (If an existing corporation is acting as incorporator, type in the exact name of the business entity, the state or other jurisdiction where it was incorporated, the name of the person signing on behalf of said business entity and the title he/she holds or other authority by which such action is taken.)

HENRY J. LANE

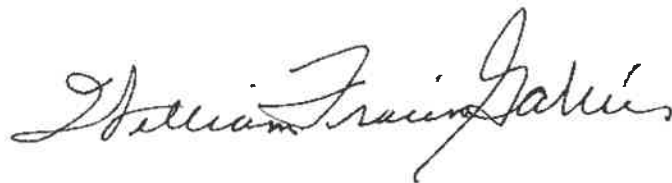
© 2001 - 2021 Commonwealth of Massachusetts
All Rights Reserved

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are

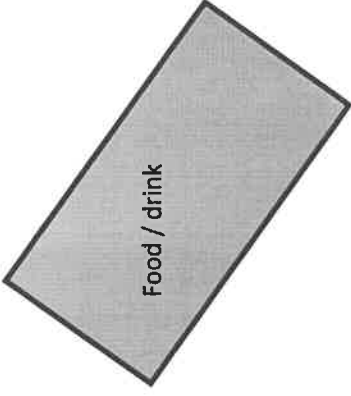
deemed to have been filed with me on:

February 16, 2021 03:08 PM

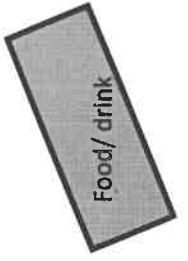
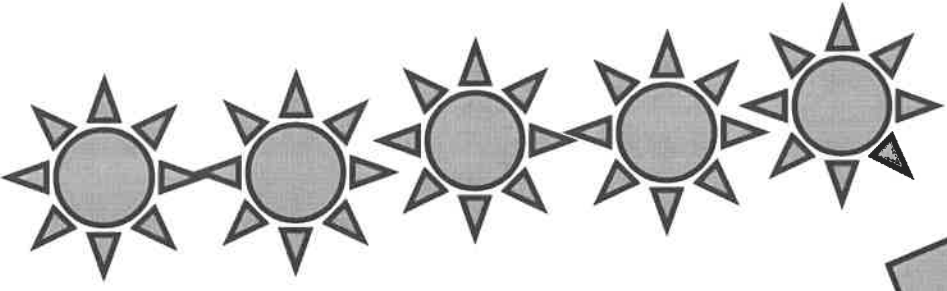
A handwritten signature in cursive script that reads "William Francis Galvin". The signature is written in black ink and is centered on the page.

WILLIAM FRANCIS GALVIN

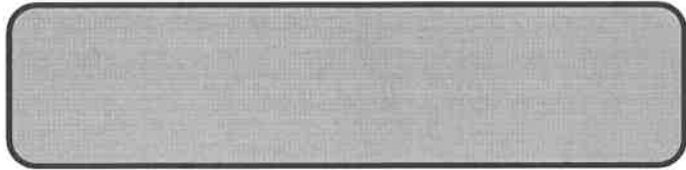
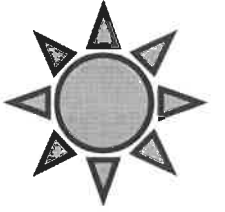
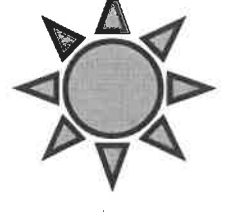
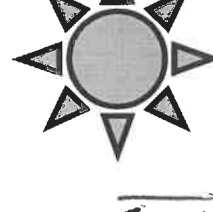
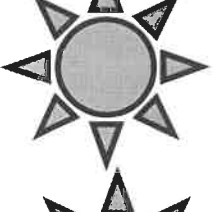
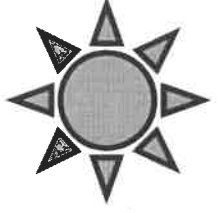
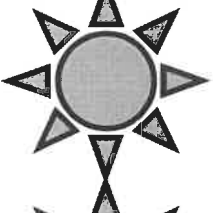
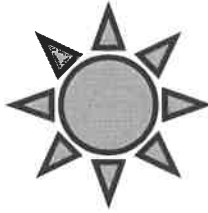
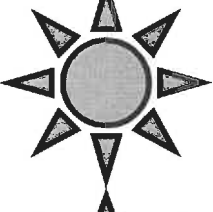
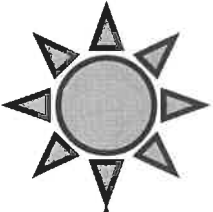
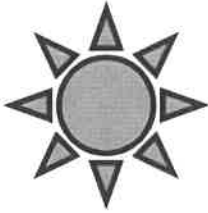
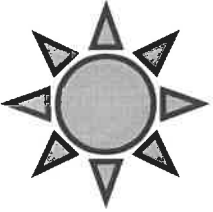
Secretary of the Commonwealth



Food / drink



Food / drink



3 Tables
your chairs



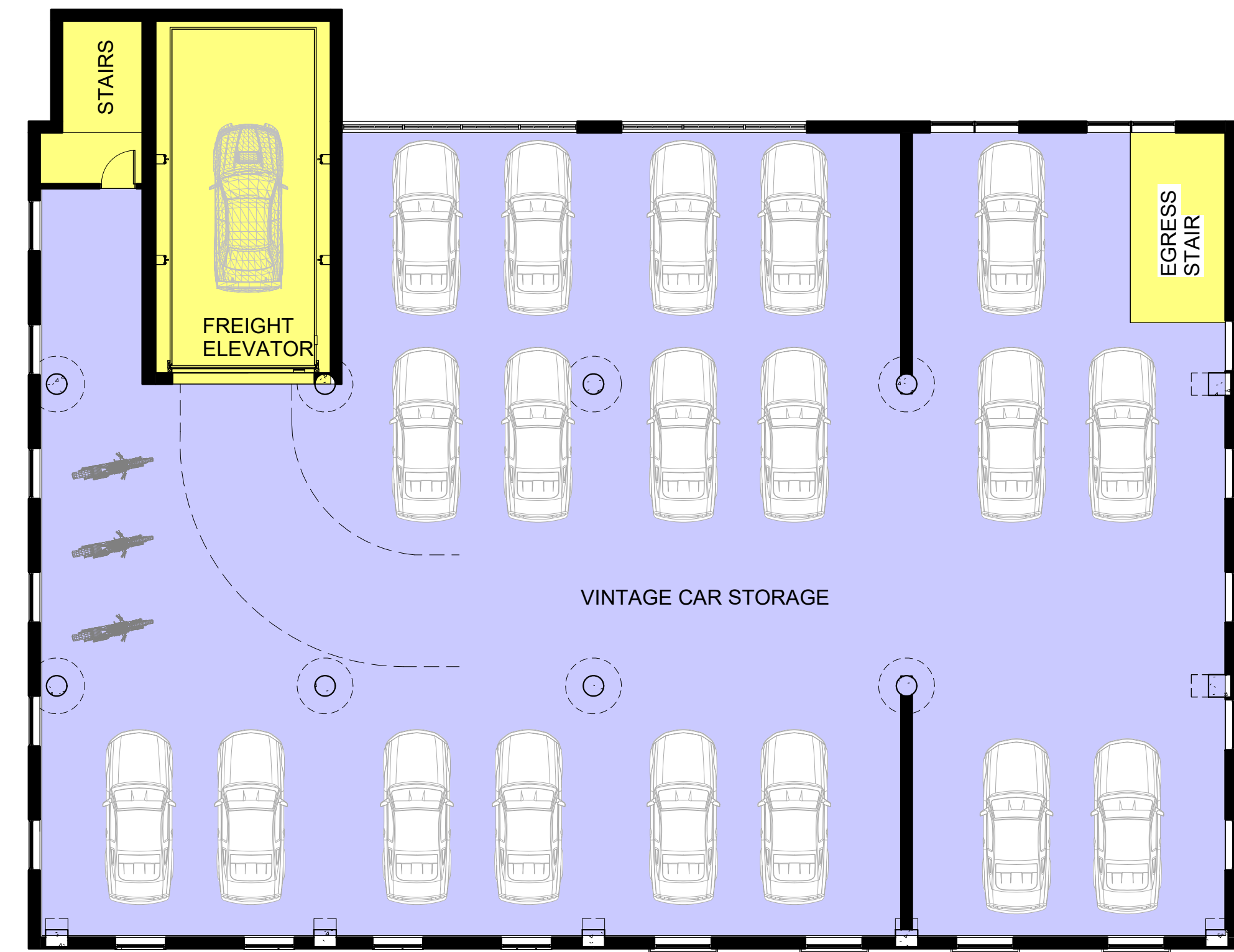
193 MAIN STREET
NORTHBRIDGE, MA
STATION 1 BREWERY



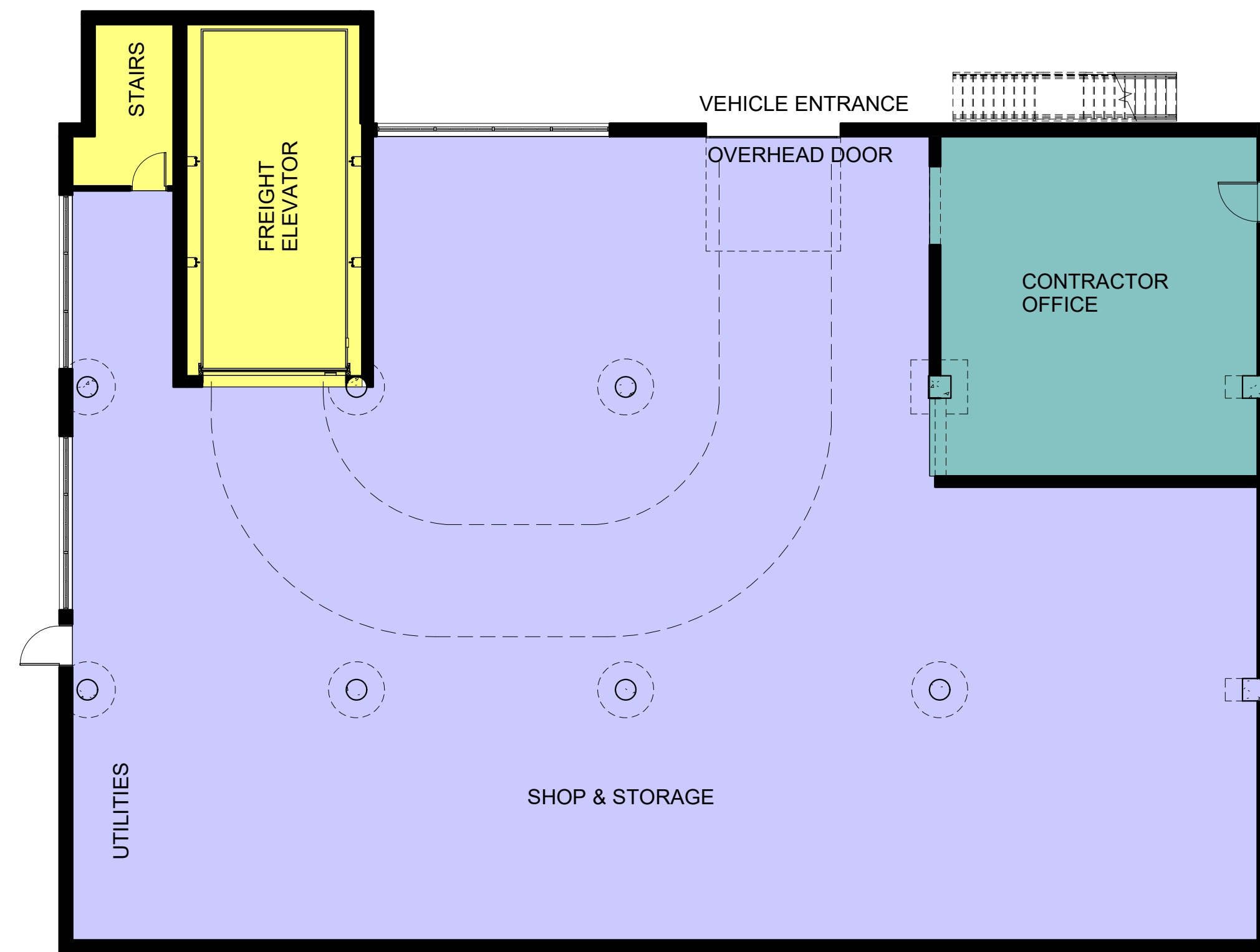
STREET LEVEL

LEGEND

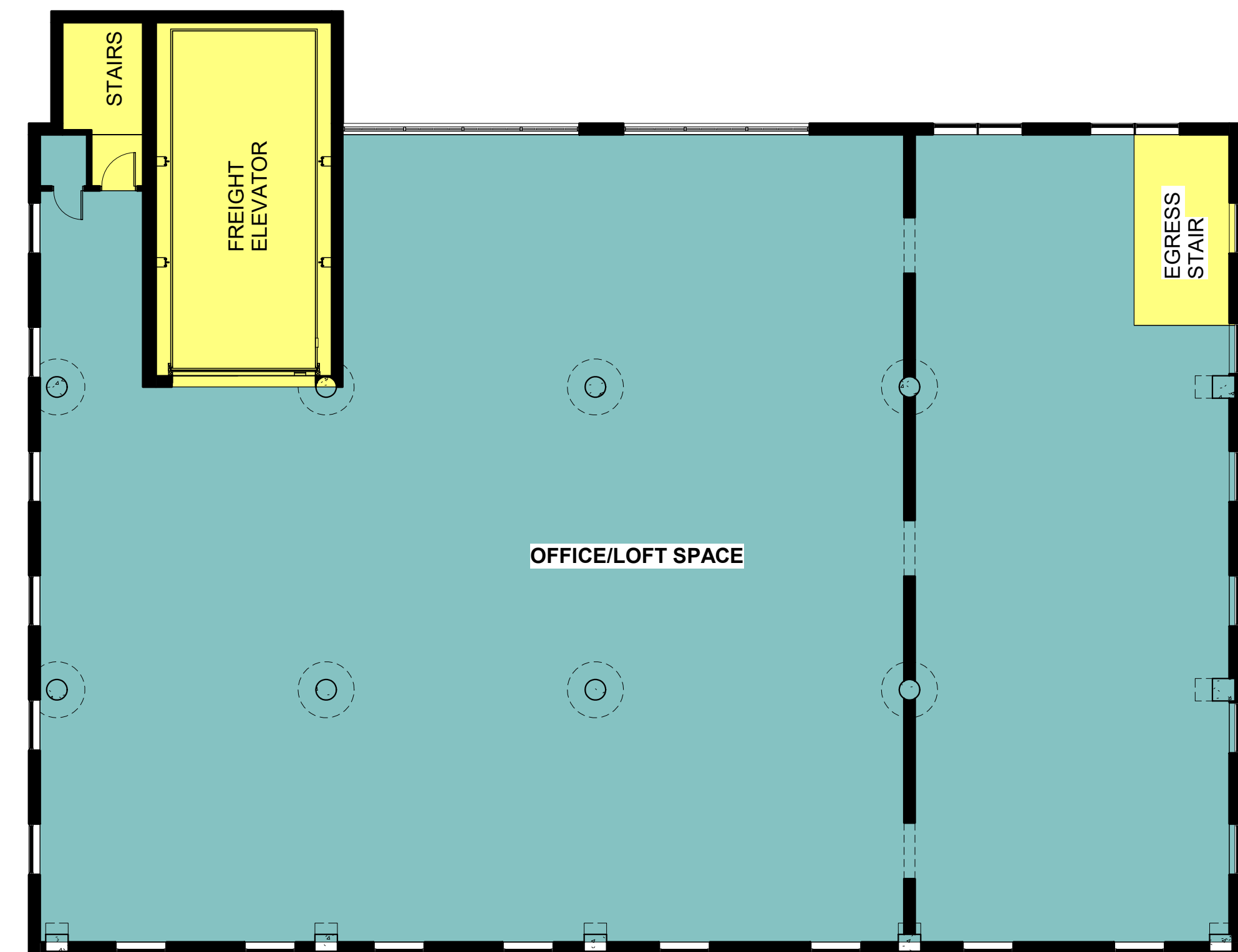
- BREWERY
- STORAGE
- WORK SPACE
- CIRCULATION



2nd FLOOR



BASEMENT LEVEL



3rd FLOOR

193 MAIN STREET
NORTHBRIDGE, MA
STATION 1 BREWERY



SUBMITTED BY: David Michaud
Old New England Construction, Inc.
31 Maple Street Bellingham, MA 02019

§ 4 REFERENCES

§ 4.1 Trade References:

Contractors:

Professional Electrical Contractors of CT – Jim Bisson, Jr. Cell 617-799-6475
Calarese Properties/Development and Former Supermarket Owner – Roger Calarese Cell 508-328-2895
Robert Fers Inc. – Bob Fers Cell 203-640-1140
Simeone Floors – Richard Simeone Cell 781-254-7175

Architects:

Scott Griffin Architects – Tom Scott Cell 617-201-1955
Landry Architects – David Campbell Cell 603-212-9456

§ 4.2 Bank References:

Charles River Bank – Peter Rizzo
70 Main Street Medway, MA
508-533-8661

§ 4.3 Surety:

§ 4.3.1 Name of bonding company:

§ 4.3.2 Name and address of agent:

The Driscoll Agency, Inc.
90 Longwater Circle Norwell, MA 02061
781-421-2565

ATTACHMENT C

FORM FOR PRICE PROPOSAL

The undersigned having fully examined, read, and in understanding of the request for proposal (RFP) for this contract and being familiar with all of the conditions surrounding the project and sale of the 193 Main Street Fire Station offers the following sale price as described below:

Price offered = \$50,000.00

Price offered in words = Fifty Thousand Dollars and Zero Cents

The Undersigned agrees that, if he/she is selected as the highest ranking proposer, they will within sixty (60) days, Saturdays, Sundays and legal holidays excluded, after, execute a Contract in accordance with the terms of this RFP.

The undersigned further certifies under the penalties of perjury that this proposal is in all respects bona fide, fair and made without collusion or fraud with any other person. As used in this subsection the word "person" shall mean natural person, joint venture, partnership, corporation or other business or legal entity.

The Undersigned further certifies under penalty of perjury that the said undersigned is not presently debarred from doing business in the Commonwealth of Massachusetts under the provisions of section twenty-nine F of Chapter twenty nine, or any other applicable debarment provisions of any other chapter of the General Laws or any rule or regulation promulgated thereunder.

The undersigned further agrees that he or she is able to furnish labor that can work in harmony with all other elements of labor employed or to be employed in the work.

The undersigned furthermore agrees that by submitting this proposal it fully understands the proposal specifications, terms and conditions as outlined in this document.

Company Information:

Name Old New England Construction, Inc

Address 31 Maple Street Bellingham, MA 02019

Phone 508-966-0050 Office 860-250-0931 Cell

E-Mail dave@lconstruction.net

FID# 20505140635

Signature for Individual

Old New England Construction, Inc.

Name of Company

David Michaud

Name and Title of Individual Authorized to Sign

Signature

Date 8/25/2023

Signature for Partnerships (must be signed by ALL general partners)

Name of Partnership

Date

Name and Title of Partner

Signature

Name and Title of Partner

Signature

Name and Title of Partner

Signature

Signatures for Corporation

Old New England Construction, Inc.

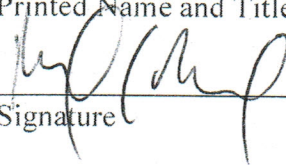
August 25, 2023

Name of Corporation

Date

David Michaud

Printed Name and Title of Duly Authorized Company Officer

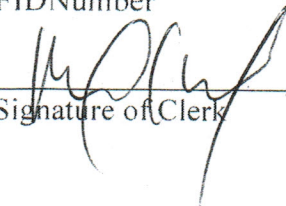


Signature

Corporate Seal (affix below)

205 514 635

FID Number



Signature of Clerk

ATTACHMENT D

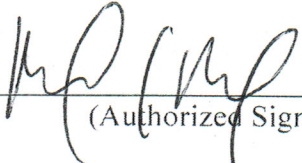
CERTIFICATE OF NON-COLLUSION

The undersigned certifies under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation union, committee, club or other organization, entity, or group of individuals.

The designer, interior designer or construction manager has not given, offered or agreed to give any person, corporation or other entity any gift, contribution or offer of employment as an inducement for, or in connection with, the award of the contract for design services; no consultant to or subcontractor for the designer, interior designer or construction manager has given, offered or agreed to give a gift, contribution or offer of employment to the designer, interior designer or construction manager, or to any other person, corporation or entity as an inducement for, or in connection with, the award to the consultant or subcontractor of a contract by the designer, interior designer or construction manager; no person, corporation or other entity, other than a bona fide full-time employee of the designer, interior designer or construction manager, has been retained or hired by the designer, interior designer or construction manager to solicit for or in any way assist the designer, interior designer or construction manager in obtaining the contract for design services upon an agreement or understanding that such person, corporation or other entity be paid a fee or other consideration contingent upon the award of the contract to the designer or interior designer; and the designer or interior designer has internal accounting controls as required by M.G.L. Chapter 30, Section 39R 9 (c), and the designer or interior designer has filed and will continue to file an audited financial statement as required by M.G.L. Chapter 30, Section 39R 9 (c).

Executed this 25th day of August, 2023

Respectively submitted by:



(Authorized Signature)

8/25/2023

(Date)

President

(Title)

Company Name: Old New England Construction, Inc.

Address: 31 Maple Street Bellingham, MA 02019

Seal (If by Corporation):

ATTACHMENT E

STATEMENT OF TAX COMPLIANCE

Pursuant to Massachusetts General Laws, Chapter 62C, Section 49A, I certify under the penalties

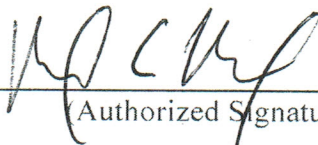
of perjury that David Michaud, has fully complied with all laws of the Name of
Entity

Commonwealth of Massachusetts relating to the payment of taxes.

Company Name: Old New England Construction, Inc.

Address: 31 Maple Street Bellingham, MA 02019

Social Security or
Federal Identification Number: 20505140635



(Authorized Signature)

8/25/2023

(Date)

President

(Title)

Seal (If by Corporation):

ATTACHMENT F

CERTIFICATE OF AUTHORITY
(Corporations Only)

At a duly authorized meeting of the Board of Directors of Old New England Construction, Inc.
Name of Corporation

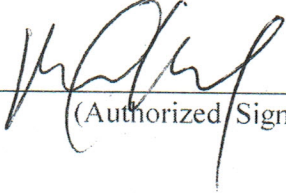
it was VOTED that David Michaud of this company is authorized to
Name and Title

execute contracts and bonds in the name of and on behalf of this company, and affix its corporate seal hereto; and such execution of any contract obligation in this company's name and on its behalf, said obligation to be valid and binding upon this company.

A True Copy Attested,

Company Name: Old New England Construction, Inc.

Address: 31 Maple Street Bellingham, MA 02019.


(Authorized Signature) 8/25/2023
(Date)
President
(Title)

I hereby certify that I am the clerk of Old New England Construction, Inc. that the
Name of Corporation

above vote has not been amended or rescinded and remains in full force and effect as of the date of this contract.

Name of Clerk: David Michaud Corporate Seal:

ATTACHMENTG

**DISCLOSURE STATEMENT FOR TRANSACTION
WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY**

M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)

The undersigned party to a real property transaction with a public agency hereby discloses and certifies, under pains and penalties of perjury, the following information as required by law:

(1) REAL PROPERTY:

(2) TYPE OF TRANSACTION, AGREEMENT, or DOCUMENT:

(3) PUBLIC AGENCY PARTICIPATING in TRANSACTION:

(4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY:

(5) ROLE OF DISCLOSING PARTY (Check appropriate role):

Lessor/Landlord

Lessee/Tenant

Seller/Grantor

XX Buyer/Grantee

Other (Please describe): _____

(6) The names and addresses of all persons and individuals who have or will have a direct or indirect beneficial interest in the real property excluding only 1) a stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation or 2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):

NAME

RESIDENCE

David Michaud

74 Rocky Road Whitinsville, MA 0158

(7) None of the above- named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts, except as listed below (Check "NONE" if NONE):

NONE: XXX

NAME

POSITION

(8) The individual signing this statement on behalf of the above-named party acknowledges that he/she has read the following provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40I) of the General Laws of Massachusetts:

No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee's interest is held by the organization of unit owners of a leasehold condominium created under chapter one hundred and eighty-three A, and time-shares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arms length transfer of such time-share made after the rental agreement with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners. A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.

The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

(9) This Disclosure Statement is hereby signed under penalties of perjury.

David Michaud

PRINT NAME OF DISCLOSING PARTY (from Section 4, above)

08/23/2023



AUTHORIZED SIGNATURE of DISCLOSING PARTY

DATE (MM / DD / YYYY)

David Michaud, President

PRINT NAME & TITLE of AUTHORIZED SIGNER



Charles River Bank

August 24, 2023

To whom it may concern,

David Michaud / Old New England Construction, Inc. has been a customer of Charles River Bank since 2008.

They maintain deposit accounts with an average balance in the low 7 figure range.

A commercial real estate loan that exists has paid all payments on time as agreed. If you have any questions, please feel free to contact me at any time.

Sincerely,

Peter Rizzo
Vice President and Commercial Loan Officer
prizzo@charlesriverbank.com

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPIING

Old New England Construction, Inc.

31 Maple Street
Bellingham, MA 02019

CHARLES RIVER BANK
BELLINGHAM, MA 02019
59-7301/2113

8/24/2023

14455

PAY TO THE ORDER OF Town of Northbridge

Five Thousand and 00/100*****

\$ **5,000.00

DOLLARS

PROTECTED AGAINST FRAUD

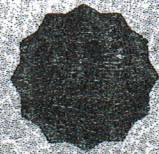


Town of Northbridge
7 Main Street
Whitinsville, MA 01588

MEMO

Northbridge Fire Station - RFP security

⑈014455⑈ ⑆211373018⑆ 38981188 3⑈



[Signature]

Valid after 90 days



Old New England Construction, Inc

8/24/2023

14455

Town of Northbridge
01 Div#1 General Req's.: Permits/License Building Permits

5,000.00

Charles River Operati Northbridge Fire Station - RFP security

5,000.00

© 2021 INTUIT INC # 2225 1-800-433-8310

Sale and Development of 193 Main Street Fire Station

My name is David Michaud, I have been a lifelong resident of the town of Northbridge.

I am bidding on the old fire station, If awarded, my plan is to begin remediation of the lead paint, the asbestos on the piping and old sealants on all the windows. Removal of the underground fuel tanks (4 to 5) and cleanup around the waste oil storage area. Vegetation would then be removed from the building and around the fenced in site.

Construction would entail repointing and repair of the brick and precast on the entire exterior of the building. A new roof would be installed in its entirety and all windows would be replaced. A complete set of architectural and mechanical drawings would be developed along with input from the town.

We would propose a Brewery / restaurant on the first level where the fire apparatus presently is kept. The ambulance bay would be access to the elevator for which we would upgrade and use to store high end cars on the second floor using a valet service to have vehicles stored and picked up. The third level would be executive suites / office. The basement level a small contractor where all equipment would be stored inside.

The site would be cleaned of all debris, cleaned of all contaminants by licensed professionals, vegetation removed, asphalt removed, re-graded and completely paved for parking.

Thank you for consideration

David Michaud

ID	Task Name	Duration	Start	Finish	December	January	February	March	April	May	June	July	August	September	October	November	December
1	Northridge Fire Department	261 days?	Fr 12/1/23	Fr 11/29/24	11/29/23	12/22/23	1/14/24	2/11/24	3/8/24	4/4/24	5/1/24	5/29/24	6/26/24	7/23/24	8/20/24	9/17/24	10/14/24
2	Close on property	1 day	Fr 12/1/23	Fr 12/1/23													
3	Design Development	45 days	Mon 12/4/23	Fr 2/2/24													
4	DEP Notification filed for Abatement	15 days	Mon 12/4/23	Fr 12/22/23													
5	Lead Paint Abatement	20 days	Mon 1/1/24	Fr 1/26/24													
6	Asbestos and Pipe Wrap abatement	5 days	Mon 1/29/24	Fr 2/2/24													
7	Exterior Sealants at window abatement/removal	25 days	Mon 1/29/24	Fr 3/1/24													
9	Building Permit Application	30 days	Mon 2/5/24	Fr 3/15/24													
8	Interior Demolition	15 days	Mon 3/18/24	Fr 4/5/24													
11	Demolition of Existing Mechanicals	15 days	Mon 3/18/24	Fr 4/5/24													
12	Demo of Existing Windows	30 days	Mon 3/18/24	Fr 4/26/24													
13	Replacement of Existing Windows	30 days	Mon 3/25/24	Fr 5/3/24													
10	Whitebox Paint Interior walls	15 days	Mon 4/8/24	Fr 4/26/24													
14	Demolition of Existing Roof	5 days	Mon 5/6/24	Fr 5/10/24													
16	New Electrical Service to Building	15 days	Mon 5/6/24	Fr 5/24/24													
24	Repoint exterior masonry	45 days	Mon 5/6/24	Fr 7/5/24													
15	Replacement of Existing Roof	20 days	Mon 5/13/24	Fr 6/7/24													
17	Framing of Interior partitions	10 days	Mon 5/27/24	Fr 6/11/24													
18	Install New Fire Protection System	30 days	Mon 6/10/24	Fr 7/19/24													
23	Install architectural sealants	20 days	Mon 7/8/24	Fr 8/2/24													
19	Rough in for new electrical, plumbing, HVAC	30 days	Mon 7/22/24	Fr 8/30/24													
20	Install new fire alarm system	15 days	Mon 8/26/24	Fr 9/13/24													
21	Place new HVAC equipment at roof	5 days	Mon 9/2/24	Fr 9/6/24													
22	Drywall interior Walls	15 days	Mon 9/2/24	Fr 9/20/24													
26	Site grading and paving	20 days	Mon 9/23/24	Fr 10/18/24													
25	Waterproof ground floor	20 days	Mon 10/21/24	Fr 11/15/24													
27	Sidewalks	15 days	Mon 10/21/24	Fr 11/8/24													
28	Landscaping	15 days	Mon 11/11/24	Fr 11/29/24													

Owner: Old New England Construction

Job Site: Northbridge Fire Station

Construction Bid - 8.23.23

CSI Code	Work Description	Projected Budget
2.01	Demo	\$ 30,000.00
2.02	Abatement	\$ 200,000.00
3.01	Concrete and Side Walks	\$ 30,000.00
3.02	Site Work/Paving	\$ 85,000.00
3.03	Landscapae	\$ 10,000.00
4.01	Masonry/Repointing	\$ 75,000.00
5.01	Structural Steel/Misc Metals (Hand Rails)	\$ 15,000.00
7.01	Roofing	\$ 220,000.00
7.02	Sealants	\$ 20,000.00
8.01	Glass and Glazing	\$ 300,000.00
9.01	Drywall and Framing	\$ 65,000.00
9.09	Paint	\$ 75,000.00
16.01	Electrical	\$ 180,000.00
16.03	Fire Alarm	\$ 75,000.00
21.01	Fire Protection	\$ 225,000.00
22.01	Plumbing	\$ 100,000.00
23.01	HVAC	\$ 300,000.00
Subtotal		\$ 2,005,000
1.05	Permit Fee (.8%)	\$ 16,040.00
Total Projected Budget		\$ 2,021,040

Old New England Construction

List of Projects
2006-2022

Project Location	Owner	Arch/Engineer	Description	Amount	Date
Stop & Shop Addition Freetown, MA 136 S. Main St - Freetown, MA	Stop & Shop Arthur Marquis	Stop & Shop 1385 Hancock St Quincy, MA 02169	Ground Up Construction 3000 sqft office addition to new warehouse	\$500,000	Sept 06 - Dec 06
Olive Garden 5 Independence Drive - Boston/Dorchester, MA South Bay	Olive Garden Bruce Peck	Roberts Group 239 Southerland Dr Lexington, KY 40503	JV Ground Up Construction Construct a 7000 sqft restaurant (Olive Garden)	\$4,000,000	Nov 06 - May 07
Edens & Aviant Office Boston, MA 21 Custom House Street - Boston, MA	Edens & Aviant Dom Dileo	Newbury Design 205 Newbury St Framingham, MA 01701	Office Expansion Demo of existing space and construction of high end office space	\$270,000	Mar 07 - May 07
Stop & Shop Warehouse Braintree, MA 50 Campanelli - Braintree, MA	Stop & Shop Steve Krupski	Stop & Shop 1385 Hancock St Quincy, MA 02169	Braintree Construction Shop Interior offices	\$50,000	May 07 - Jun 07
Stop & Shop Springfield, MA 415 Cooley St - Springfield, MA	Stop & Shop Mike McKnight	Newbury Design 205 Newbury St Framingham, MA 01701	Construction Managed - Ground Up Construction of a 60,000 sqft Super Stop & Shop	\$8,500,000	July 07 - Apr 08
Edens & Aviant Tenant Hudson, MA 10 Technology Dr - Hudson, MA	Edens & Aviant Dom Dileo	Newbury Design 205 Newbury St Framingham, MA 01701	Tenant Fitout Build out vanilla box	\$90,000	Sept 07 - Oct 07
PEC CT Office 145 Robert Jackson Way - Plainville, CT	Professional Elec Jim Bisson Jr	Peppin Assoc 4 Barnard Ln Bloomfield, CT 06002	Ground Up Office 5000 sqft & 3000 sqft office/warehouse	\$800,000	Nov 07 - June 08
Stop & Shop Tenant Springfield, MA 415 Cooley St - Springfield, MA	Stop & Shop Mike McKnight	Newbury Design 205 Newbury St Framingham, MA 01701	Ground Up Construction 6000 sqft vanilla box	\$1,000,000	Jan 08 - Apr 08

Old New England Construction

List of Projects 2006-2022

Stop & Shop Remodel Norwood, MA 1415 Providence Hwy - Norwood, MA	Stop & Shop Steve Krupski	Newbury Design 205 Newbury St Framingham, MA 01701	Remodel Build out 6000 sqft of office space	\$480,000	Feb 08 - Mar 08
Stop & Shop Remodel Norwich, Ct 42 Town St - Norwich, CT	Stop & Shop Sal Sbriglio	Newbury Design 205 Newbury St Framingham, MA 01701	Remodel Dept Upgrade of existing supermarket	\$1,300,000	Mar 08 - Aug 08
Stop & Shop Remodel Coventry, RI 900 Tiougue Street - Coventry, RI	Stop & Shop Steve Krupski	Newbury Design 205 Newbury St Framingham, MA 01701	Remodel Build out 6200 sqft of office space	\$275,000	May 08 - Jun 08
Edens & Avant Tenant Longmeadow 470 N. Main St - E. Longmeadow, MA	Edens & Avant Dom Dileo	Newbury Design 205 Newbury St Framingham, MA 01701	Tenant Fitout Build out a Sylvan Learning Center	\$150,000	Apr 08
Bellingham Retail Rt. 140 & Maple Street - Bellingham, MA	Calaresse Prop Roger Calaresse	Landry Design 389 Main St Salem, NH 03079	Ground up Construction 5800 sqft vanilla box	\$850,000	Aug. 08 - Jan 09
60 Campanelli Drive 60C Campanelli Drive - Braintree, MA	Stop & Shop Steve Krupski	Stop & Shop 1385 Hancock St Quincy, MA 02169	Remodel Build out of 10,000 sqft office space	\$110,000	Sept 08
Edens & Avant Tenant Ashland 301 Pond Street - Ashland, MA	Edens & Avant Raquel Fisher	Peppin Assoc 4 Barnard Ln Bloomfield, CT 06002	Upgrade Front Façade of existing plaza	\$425,000	Sept. 08 - Oct 08
Stop & Shop Roslindale, MA 945 American Legton Hwy, Roslindale, MA	Stop & Shop Mike Russo	SCA 880 Main St Waltham, MA 02451	Demo & Construction of a ground up 40,000 sqft supermarket	\$9,700,000	Dec 08 - Jan 10
Stop & Shop QCP 1385 Hancock St, Quincy, MA	Stop & Shop Steve Krupski	Stop & Shop 1385 Hancock St Quincy, MA 02169	Install a test kitchen in the basement of Stop & Shop's 10 story corporate offices	\$360,000	Feb 09 - Apr 09

Old New England Construction

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Stop & Shop Remodel Braintree 316 Grove Street - Braintree, MA	Stop & Shop Mike Russo	Newbury Design 205 Newbury St Framingham, MA 01701	Remodel Dept Upgrade of existing supermarket	\$1,400,000	Feb 09 - May 09
Stop & Shop Remodel Provincetown 56 Shank Painter Road - Provincetown, MA	Stop & Shop Mike Russo	Newbury Design 205 Newbury St Framingham, MA 01701	Remodel Dept Upgrade of existing supermarket	\$475,000	Mar 09 - May 09
60 C Campanelli Drive 60C Campanelli Drive - Braintree, MA	Stop & Shop Steve Krupski	Stop & Shop 1385 Hancock St Quincy, MA 02169	Install a commercial kitchen for a corporate office	\$125,000	Apr 09
Stop & Shop Roslindale, MA 945 American Legion Hwy, Roslindale, MA	Stop & Shop Mike Russo	SGA 880 Main St Waltham, MA 02451	Demo & Construction of 12 Retail tenants	\$4,500,000	Dec 09 - Feb 11
Dollar Tree Roslindale, MA 945 American Legion Hwy, Roslindale, MA	Dollar Tree Charles		Interior Fit Up	\$200,000	Mar 10- Jan 11
Stop & Shop North Attleboro, MA 206 E. Washington Street - North Attleboro, MA	Stop & Shop Craig Besse	SGA 880 Main St Waltham, MA 02451	Remodel Dept Upgrade of existing supermarket	\$1,200,000	Mar 10 - Jun 10
Stop & Shop Provincetown, MA 56 Shank Painter Road - Provincetown, MA	Stop & Shop Mike Russo	Newbury Design 205 Newbury St Framingham, MA 01701	Remodel Dept Upgrade of existing supermarket	\$700,000	Mar 10 - Jun 10
Stop & Shop North Dartmouth 25 Faunce Corner Road - North Dartmouth, MA	Stop & Shop Karen Russo	Landry Design 389 Main St Salem, NH 03079	Remodel Dept Upgrade of existing supermarket	\$1,000,000	Jun 10 - Oct 10
Hyde Park Savings Bank	Hyde Park S. B.	SGA	Ground Up Construction w/ fitup	\$2,500,000	Aug 10- Mar 11

Old New England Construction

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1055 Truman Prkwy, Hyde Park MA	Steve McNulty	88o Main St Waltham, MA 02451			
Lanks Liquors 1065 Truman Prkwy, Hyde Park MA	Lank's Liquors Johnny Lank	SGA 88o Main St Waltham, MA 02451	Ground Up Construction	\$2,000,000	Aug 10 - Mar 11
Stop & Shop Signs Multiple Locations	Stop & Shop Scott Haley	Stop & Shop 1385 Hancock St Quincy, MA 02169	Oversee the installation of multiple signs	\$535,000	Aug 10 - Dec 10
Stop & Shop Permits Multiple Locations	Stop & Shop Scott Haley	Stop & Shop 1385 Hancock St Quincy, MA 02169	Permit various construction projects	\$100,000	Aug 10 - Dec 10
Stop & Shop Sandwich 71 Quaker Meeting House Rd, Sandwich, MA	Stop & Shop Karen Russo	SGA 88o Main St Waltham, MA 02451	Remodel Dept Upgrade of existing supermarket	\$500,000	Apr 11 - Jun 11
Stop & Shop Wethersfield 1380 Berlin Turnpike, Wethersfield, CT 06109	Stop & Shop Bill Lawrence	WD Partners 7007 Discovery Blvd Dublin, OH 43017	Remodel Build out 6000 sqft of office space	\$500,000	May 11 - Jul 11
Stop & Shop Winter Multiple Locations	Stop & Shop Sal Sbriglio	Stop & Shop 1385 Hancock St Quincy, MA 02169	Oversee the remodel of the winter (11') issues	\$3,000,000	Jun 11 - May 12
Stop & Shop Hyde Park 1065 Truman Prkwy, Hyde Park MA	Stop & Shop Bill Lawrence	SGA 88o Main St Waltham, MA 02451	Ground Up Construction w/fitup	\$7,500,000	Jun 11 - Mar 12
Walgreens Hyde Park 1065 Truman Prkwy, Hyde Park MA	Stop & Shop Bill Lawrence	SGA 88o Main St Waltham, MA 02451	Ground Up Construction	\$2,500,000	Jun 11 - Dec 11
Stop & Shop QCP	Stop & Shop Steve Krupski	Stop & Shop 1385 Hancock St	Remodel all 10 floors	\$3,000,000	Aug 11 - Jan 12

Old New England Construction

List of Projects

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1385 Hancock St., Quincy, MA	Quincy, MA 02169					
Longhorns 401 Park Drive, Boston, MA 02215	Darden Mike Amato	ArchVision Inc. 2350 Airport Freeway Dallas, TX 76022	Interior Remodel	\$500,000	Sept 11- Oct 11	
Tedeschi Jamaica Plain 684 Centre St. Jamaica Plain, MA	Tedeschi Food Mike Landers	Tedeschi Food Shops 14 Howard St. Rockland, MA 02370	Interior Remodel	\$50,000	Jan-12	
Stop & Shop Brockton, MA 683 Belmont Street, Brockton, MA	Stop & Shop Craig Besse	WD Partners 7007 Discovery Blvd Dublin, OH 43017	Remodel Dept Upgrade of existing supermarket	\$950,000	Feb 12 - April	
Stop & Shop Wayland, MA 101 Andrew Avenue, Wayland, MA	Stop & Shop Lorraine Marsden	Landry Design 389 Main St Salem, NH 03079	Ground Up Construction	\$4,500,000	Apr 12 - Nov 12	
Stop & Shop Somerset MA 815 Grand Army Hwy, Somerset, MA	Stop & Shop Karen Russo	WD Partners 7007 Discovery Blvd Dublin, OH 43017	Remodel Dept Upgrade of existing supermarket	\$1,200,000	May 12- Aug 12	
Stop & Shop Brigham Circle 1620 Tremont Street, Boston, MA	Stop & Shop Phil Civitello	WD Partners 7007 Discovery Blvd Dublin, OH 43017	Remodel Dept Upgrade of existing supermarket	\$900,000	Jun 12- Sept 12	
Stop & Shop Foxboro, MA 140 Main Street, Foxboro, MA	Stop & Shop Craig Besse	SGA 880 Main St Waltham, MA 02451	Remodel Dept Upgrade of existing supermarket	\$1,000,000	Aug 12- Nov 12	
Lockheed Martin Chelmsford, MA 16 Maple Road, Chelmsford, MA	Lockheed Martin Gary Bellerose	SGA 880 Main St Waltham, MA 02451	Install security fencing and pavement work	\$300,000	Aug 12- Nov 12	

Old New England Construction

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H-Mart Cambridge, MA 945 Massachusetts Ave, Cambridge, MA	H-Mart Vinny Kim	SGA 880 Main St Waltham, MA 02451	Demo an existing supermarket	\$60,000	Nov 12 - Dec 12
Wayland Medical Wayland, MA 101 Andrew Avenue, Wayland, MA	Richard Granara KGI Properties	CI Design Inc 509 S. Exeter St Baltimore, MD 21202	Ground Up Construction of a 16,000 medical office building	\$2,000,000	Nov 12- May 13
Stop & Shop Nantucket, MA 9 Salem Street, Nantucket, MA	Stop & Shop Karen Russo	SGA 880 Main St Waltham, MA 02451	Remodel Complete gut and construction of 13,000 sqft	\$1,500,000	Mar 13- Jun 13
Stop & Shop Hingham 400 Lincoln Street, Hingham, MA	Stop & Shop Karen Russo	Newbury Design 205 Newbury St Framingham, MA 01701	Remodel Dept Upgrade of existing supermarket	\$1,500,000	Aug 13 - Nov 13
H-Mart Cambridge, MA 945 Massachusetts Ave, Cambridge, MA	H-Mart Vinny Kim	SGA 880 Main St Waltham, MA 02451	Construct a 17,000 sqft supermarket	\$3,000,000	Sept 13 - Jun 14
Lauren Craig Wayland, MA 945 Massachusetts Ave, Cambridge, MA	Richard Granara KGI Properties	CI Design Inc 509 S. Exeter St Baltimore, MD 21202	Build out of a 3,00 sqft hair salon	\$300,000	Sept 13 - Nov 13
Jos A Bank Wayland, MA 945 Massachusetts Ave, Cambridge, MA	Richard Granara KGI Properties	CI Design Inc 509 S. Exeter St Baltimore, MD 21202	Vanilla Box Buildout	\$200,000	Sept 13 - Nov 13
Tedeschi's Natick, MA East Central Street, Natick, MA	Tedeschi Food Mike Landers	Tedeschi Food Shops 14 Howard St. Rockland, MA 02370	Interior Remodel	\$250,000	Oct 13 - Nov 13

Old New England Construction

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Stop & Shop QCP-Headquarters 1385 Hancock Street	Mark Nitkey Stop & Shop	Visnick & Caulfield 500 Boylston Street Boston, MA 02116	Construct a 3,000 sqft open concept build out	\$100,000	Dec-14
Lockheed Martin Chelmsford, MA Maple Road, Chelmsford, MA	Lockheed Martin Gary Bellerose	SGA 880 Main St Waltham, MA 02451	Regrade site to include a loading dock	\$75,000	Nov 13 - Mar 14
Tedeschi's Boston, MA Boylston St	Tedeschi Food Mike Landers	Tedeschi Food Shops 14 Howard St. Rockland, MA 02370	Interior Remodel	\$325,000	Apr 14 - Jun 14
Stop & Shop Nantucket, MA	Stop & Shop Karen Russo	Newbury Design 205 Newbury St Framingham, MA 01701	Upgrade electrical transformer, add roof to bottle and add concrete pads to rear	\$125,000	Jul-14
Stop & Shop Watertown, MA	Stop & Shop Karen Russo	Newbury Design 205 Newbury St Framingham, MA 01701	Remodel Dept Upgrade of existing supermarket	\$1,000,000	May 14 - Aug 14
Stop & Shop Abington, MA	Stop & Shop Karen Russo	Newbury Design 205 Newbury St Framingham, MA 01701	Remodel Dept Upgrade of existing supermarket	\$850,000	Jun 14 - Aug 14
White City Shrewsbury, MA	Acadia Realty Trust Hermand Rodriguez	SGA 880 Main St Waltham, MA 02451	Remodel of front facade	\$1,000,000	Aug 14 - Oct 14
Stop & Shop Harwich, MA	Stop & Shop Craig Besse	Landry Design 389 Main St Salem, NH 03079	Remodel Dept Upgrade of existing supermarket	\$1,000,000	Sept 14 - Nov 14
Stop & Shop Cohasset, MA	Stop & Shop Craig Besse	Newbury Design 205 Newbury St Framingham, MA 01701	Remodel Dept Upgrade of existing supermarket	\$850,000	Sept 14 - Nov 14
Marengi Dental Sudbury, MA	Marengi Dental Joyce Marengi	Schnee Architects 339 Auburn Street Newton, MA	Interior fitup for a dentist office	\$326,000	Sept 14 - Oct 14

Old New England Construction

List of Projects 2006-2022

Lockheed Martin Chelmsford, MA Maple Road, Chelmsford, MA	Lockheed Martin Gary Bellerose	SGA 880 Main St Waltham, MA 02451	Site work and addition	\$150,000	Dec 14-Feb 15
Shaw's Stowe, VT	Shaw's Steve White	Shaw's	Remodel Dept Upgrade of existing supermarket	\$300,000	Jan-15
Shaw's Randolph, VT	Shaw's Steve White	Shaw's	Remodel Dept Upgrade of existing supermarket	\$200,000	Jan-15
Shaw's Randolph, VT	Shaw's Steve White	Shaw's	Remodel Dept Upgrade of existing supermarket	\$100,000	Feb-15
Stop & Shop Braintree, MA Warehouse	Stop & Shop Karen Russo	Veitas & Veitas 639 Granite Street Braintree, MA 02184	Roof Collapse Stop gap measures and the reconstruction	\$850,000	Feb 15 - Apr 15
BFresh Allston, MA	Fresh Formats Wayne MacLeod	SGA 880 Main Street Waltham, MA 02451	Construct a 12,359 sf supermarket	\$1,862,949.00	July 15-Aug 15
BFresh Fairfield, CT	Fresh Formats Wayne MacLeod	SGA 880 Main Street Waltham, MA 02451	Construction of a 17,281 sf Supermarket	\$1,623,821.00	Aug 15-Oct 15
Pristine Dental Norwood, MA	Dr. Noh	Breakaway Practice 8000 Frontage Road San Antonio, TX	Construction / interior fit up for a 2080 sf Dental Office	\$337,500.00	Dec 15-Feb 16
Urgent Care Center Franklin, MA	Keith Kern Erdman Health	Erdman Health Care 750 N. Paul Street Dallas, TX	Construction / interior fit up for a 3200 3200 sf Urgent Care Clinic	\$459,856.00	Jan 16- Mar 16
BFresh Brighton, MA	Juan Carlos Vivas Fresh Formats	SGA 880 Main Street Waltham, MA	Construction of a 9,748 sf supermarket	\$1,609,689.00	May 16-July 16
BFresh Somerville, MA	Juan Carlos Vivas Fresh Formats	SGA 880 Main Street Waltham, MA	Construction of a 17,832 sf supermarket	\$2,147,441.00	May 16-Sept 16

Old New England Construction

List of Projects 2006-2022

Lockheed Martin Chelmsford, MA	Lockheed Martin Gary Bellerose	SGA 880 Main Street Waltham, MA	Security Fence	\$66,800.00	July 16 – Aug 16
Emmons Street Retail Franklin, MA	Roger Calarese Calarese Properties LLC	Landry Architects 100 Market Street Portsmouth, NH	New Construction – Ground Up 9,293 sf Shopping Plaza	\$1,530,297.00	May 16 – Dec 16
Stop & Shop Litchfield, CT	Stop & Shop Korie Kritzki	SGA 880 Main Street Waltham, MA	New Construction – Ground Up Of a 37,175 sf grocery store	\$4,560,186.00	Nov 16 – May 17
Stop & Shop Milford, MA	Stop & Shop Nicole Merrill	SGA 880 Main Street Waltham, MA	New Construction – Interior Build Out Of a new 68,257 sf grocery store	\$3,528,091.00	June 17 – Oct 17
Shaw's Randolph, MA	Shaw's Supermarket Mark Gaudreau	SGA 880 Main Street Waltham, MA	Interior Remodel – of an existing 54,896 sf Grocery store	\$1,069,791.00	Oct 17 – Dec 17
7 -11 Convenience Stores Boston, Fitchburg, Fall River, W. Bridgewater, Everett, Haverhill	Royston, LLC (7-11) Bud Dudley	Royston LLC 1556 Old Elbert Rd. Royston, GA	Interior Remodel of existing Convenience Markets – typical of 1,200 sf each	\$720,000.00	Aug 17 – March 18
Stop & Shop Unionville, CT	Stop & Shop Korie Kritzki	Landry Architects 100 Market Street Portsmouth, NH	Interior Remodel of existing – 54,777sf Grocery Store	\$2,519,399.00	May 18 – Aug 18
Stop & Shop Wethersfield, CT	Stop & Shop Nicole Merrill	WD Partners Dublin, OH	Interior Remodel of existing – 59,128 sf Grocery Store	\$893,567.00	May 18 – Aug. 18

Old New England Construction

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Old Wharf Village Condominium Dennis, MA	Old Wharf LLC Charles Edgar	SGA 880 Main Street Waltham, MA	New Construction of a 4 story condominium building 16,000 sf	\$2,782,565.00	Jan 18 - Dec 18
West Central Plaza Franklin, MA	Calarese Properties Roger Calarese	Landry Architects 100 Market Street Portsmouth, NH	New Construction - Ground Up 10,040 sf shopping Plaza	\$2,156,000.00	May 18 - Jan 19
Hilliard's Chocolates North Easton MA	Charles Hilliard	RKB Architects Zero Campanelli Dr Braintree, MA 02184	New Construction - Ground Up 10,040 sf production facility	\$2,315,116.00	July 18 - Feb. 19
Stop & Shop Click & Collect Online Pickup Program	Stop & Shop William Lawrence	Scott Griffin Architects 880 Main Street Waltham, MA	Interior renovations to create an online pick up department.	\$3,500,000.00	Jan 2020 - Nov. 2021
20 Locations					
Dedham Mall Ashbrook Furniture	Wilder Companies Steve White	EBI Consulting 21 B Street Burlington, MA	Interior demolition of exiting 2 story space and vanilla box for new tenant fit up	\$1,371,014.00	Feb 2020-May 2020
Stop & Shop East Lyme, CT	Stop & Shop Korie Kritzky	Landry Architects 200 International Drive Portsmouth, NH	Interior renovations	\$1,148,660.00	Oct 2020- Jan 2021
Stop & Shop Seekok, MA	Stop & Shop Shannon Doyle	Scott Griffin Architects 880 Main Street Waltham, MA	Entire roof removal/replacement	\$213,600.00	Nov 2020-Jan2021

Old New England Construction

List of Projects

2006-2022

Stop & Shop Northampton, MA	Stop & Shop Korie Kritzky	WD Partners 7007 Discovery Blvd. Dublin OH	Entire store renovations, new cases, shelving, flooring, ceilings	\$1,592,237.00	Jan 2021 - April 2021
Home Shopping Wareroom	Stop & Shop	Scott Griffin Architects	Interior demolition, new fit up of a 49,398sf home shopping wareroom	\$2,725,000.00	Nov 2020 - April 2021
Weymouth, MA	Mike Russo	880 Main Street Waltham, MA			
Stop & Shop	Stop & Shop	WD Partners	Entire store renovations, new cases, shelving, flooring, ceilings	\$1,195,274.00	Aug. 2020-Nov. 2020
Meriden, CT	Korie Kritzky	7007 Discovery Blvd Dublin OH			
Fuel America	Fuel America	Design Concepts	Interior fit up of a new coffee/cocktail café 2,000 sf.	\$292,984.00	Aug 2021 - Nov 2021
Weymouth, MA	Victor Barros	852 High Street Bridgewater, MA			
Stop & Shop	Stop & Shop	Guzzo & Guzzo	Interior department renovation	\$1,484,645.00	April 2021-July 2021
Clinton, CT	Korie Kritzky	608 Ridge Road Lyndhurst, NJ			
Stop & Shop	Stop & Shop	Newbury Design	Entire Store renovation, new cases, shelving, flooring, ceiling	\$2,152,870	Sept. 2021 - Dec. 2021
Old Saybrook, CT	Robert Caney	100 Foxboro Blvd. Foxboro, MA			
Stop & Shop	Stop & Shop	Scott Newirth Architects	Entire Store renovation, new cases, shelving, flooring, ceiling	\$1,470,000.00	Sept. 2021 - Dec. 2021
Bellingham, MA	JoAnne Stasiency	880 Main Street Waltham, MA	Interior fit up of a new coffee/cocktail café 2,000 sf.	\$292,984.00	Aug 2021 - Nov 2021
Stop & Shop	Stop & Shop	Newbury Design	Entire Store renovation, new cases, shelving, flooring, ceiling	\$2,152,870	Sept. 2021 - Dec. 2021
North Kingstown RI	JoAnne Stasiency	100 Foxboro Blvd Foxboro, MA	Interior fit up of a new coffee/cocktail café 2,000 sf.	\$292,984.00	Aug 2021 - Nov 2021

Hannaford Supermarket	Hannaford	L2M Architects	Entire Store renovation, new cases, shelving, Flooring, ceiling	\$2,380,203.00	June 2022- Dec 2022
Derry, NH	Mark Bryant	811 Cromwell Park Glenn Burnie, MD			

Old New England Construction

List of Projects 2006-2022

Hannaford Supermarket Lunenburg, MA	Hannaford Charlie Merryfield	Harriman Associates 46 Harriman Drive Auburn, ME	Entire Store renovation, new cases, shelving, Flooring, ceiling	\$2,067,870.00	Nov 2022 – May 2023
Hannaford Supermarket Leominster, MA	Hannaford Trevor Teatrot	Harriman Associates 46 Harriman Drive Auburn, ME	Entire Store renovation, new cases, shelving, Flooring, ceiling	\$2,232,755.00	Aug 2022 – Feb 2023
Vanderpool Dental Somerset, MA	Vanderpool Dental Dr. Chris Vanderpool	Redd LLC 14 Riverina Rd Andover, MA	Office Expansion and renovation, new equipment, floors, ceilings	\$465,671.00	June-Oct 2022
Stop & Shop Brigham Circle Boston, MA	Stop & Shop Patrick Melle	Scott Griffin 880 Main Street Waltham, MA	Entire Store renovation, new cases, shelving, Flooring, ceiling	\$650,736.00	March 2022 – May 2022
Lockheed Martin Chelmsford, MA	Lockheed Martin Gary Bellarose	Scott Griffin Architects 880 Main Street Waltham, MA	Misc. carpentry projects, department relocations, exterior fence	\$522,000.00	Jan. 2022 – Dec. 2022
Stop & Shop Greenfield, MA	Stop & Shop Korie Krizky	Newbury Design 100 Foxboro Blvd Foxboro, MA	Entire Store renovation, new cases, shelving, flooring, ceilings, exterior repairs and painting	\$2,174,100.00	Jan 2023 – April 2023
Lockheed Martin Chelmsford, MA	Lockheed Martin Gary Bellarose	Scott Griffin Architects 880 Main Street Waltham, MA	Office Tenant fit up; new offices; ceilings, flooring, painting	\$250,000.00	Aug 2023 – Nov. 2023
Roche Brothers Supermarket Needham, MA	Roche Brothers Frank Killea	Plan B Architects 12 Goose Lane Tolland, CT	Entire Store renovation; new roof, slab, electrical service, site Work, paving, carpentry, storefront, fit up	\$6,500,000.00	April 2023 – Sept 2023
Woodside Dental Assonet, MA	Woodside Dental Dr. Cornetta	Redd LLC 14 Riverina Dr Andover, MA	Building Addition, new septic, water service, paving Office fit up	\$1,096,377.00	Aug 2023 – Dec 2023

August 24, 2023

David Michaud
Old New England Construction, Inc.
31 Maple Street
Bellingham, MA 02019

Re: Town of Northbridge
Request for Proposal
193 Main Street
Whitinsville, MA 01588

Project Title: Sale & Development of 193 Main Street Fire Station

Architectural Observation Report

On Thursday August 10, 2023, I visited the subject building and did a walk around with my structural engineer and the applicant. We were escorted by a member of the Northbridge Fire Department for the walk through. These observations were cursory based on a 1.5 hour walk through. They are not intended to be a comprehensive investigation of the facility.

Based on the information provided in the RFP the building is listed as constructed in 1922 and consists of approximately 33,556 gross square feet of floor area. The building is a 3-story building with a full basement with walk-out access and vehicle access at the lower level, behind the building. The perimeter exterior walls are made up of multi-wythe brick construction supported by cast-in-place concrete footings and foundations. The floors are cast-in-place reinforced concrete capable of supporting fire trucks and other vehicle apparatus.

Observations:

Exterior

1. The brick façade shows signs of repair in multiple locations. A full evaluation will be required and most likely a full repointing of the façade will be required to prevent water migration and future deterioration. This usually requires a full cleaning of the façade before repairs are initiated.
2. Sections of the façade that appear to be exposed concrete show signs of spalling and deterioration due to rusted rebar being too close to the surface of the concrete finish. Water migration caused rust jacking. This will require repair and re-coating of the rebar and concrete patching as well as a breathable masonry coating for aesthetic consistency.
3. All windows will require replacement to meet new energy codes.
4. All overhead doors will require replacement to meet new energy codes.
5. All exterior doors will require replacement to meet new energy codes.
6. Remediation may be required to remove lead paint and asbestos caulking from windows before removal and disposal. These items will have to be tested and a full environmental report will be required to identify contaminated building materials that if identified will require remediation. Items of concern are flooring, plaster, window caulking, paint, roofing materials etc.
7. Railings at areaways will have to be removed and replaced to meet code.
8. All vegetation growing on the building will have to be removed prior to the façade evaluation.



9. Removal of accessory structures and other debris including cars and other debris will have to be removed from the site.
10. Vegetation will have to be removed and cut down around the entire site before an assessment can be made to re-pave the lot or repair sidewalks and paths.
11. Iron railings at the upper levels will have to be repaired and repainted.
12. All decorative cornice stones and banding on the building will have to be checked for deterioration and repairs performed to ensure safe attachment to the building. All counterflashing should be checked and repaired if required.

Roof:

1. There is very little equipment on the roof. The roof appears to be a white TPO roof membrane mechanically fastened. The building card stated a Tar & Gravel roof; this appears to be overlaid by a TPO membrane roof. The roof may require replacement based on the age of the roof and if it is no longer under warranty.
2. There is a large skylight over the vehicle lift elevator that is in poor condition. There are missing panes of glass, and the skylight is not sealed tight. This is an energy sink hole in the building. We would recommend removing the skylight and replacing it with a low slope solid roof structure with downspouts and gutters to the roof below.
3. Any equipment that is not working or in serviceable condition should be removed from the roof.
4. The roof ladder appears new and can remain. It only serves access to the skylight roof area above the lift.

Interior Stairs:

1. The interior stairs are cast-in-place concrete with railings that are not code compliant.
2. We did not measure the stairs, but they may not be wide enough to meet current commercial codes for width and riser/tread ratios. We would have to consult with our code consultant about the ability to re-use the stairs as it depends on the building uses and occupancy. This is an open item regarding the amount of work that may be required to make them code compliant, if required.
3. There are two stairs accessible at each floor.

Bathrooms:

1. All bathrooms on floors not currently occupied (being used as storage) by the Northbridge fire department personnel, are not functional.
2. The plumbing stacks may not be code compliant if a future tenant requires new bathrooms on any of the floors.
3. The only functional bathrooms appear to be the bathrooms on the first floor currently being used by the Northbridge fire department personnel.

Automobile (carriage) Lift:

1. The current automobile (carriage) lift was functional and could access all floors.
2. It relies on a manual operation for access and operation.
3. This lift will have to be inspected and possibly upgraded for tenant use.
4. If this elevator must be upgraded for tenant use it will have to have a major overhaul to convert it to an automated elevator with appropriate controls and fire department overrides and operation.

Sprinkler System:

1. There is a full sprinkler system throughout the building. The building card indicates it is a dry system.
2. This system would have to be inspected and modified to meet the new use and occupancy requirements.

3. In conjunction a new addressable fire alarm system would be required throughout the building. The proposed applicant is contemplating a Craft Beer pub on the first floor which is an assembly use.

Heating System:

1. The building card states Steam heat fed by an Oil burner /boiler.
2. The applicant would propose a different heating and cooling system throughout the building.

Electrical Systems:

1. The electrical systems appear to be original to the building. We assume a major upgrade will be required.

Basement (Lower Level):

1. The existing building basement (on grade at rear walk-out level) currently floods during heavy weather events and will have to be remediated with several repair procedures including a potential french drain, waterproofing and mold and water damage remediation.
2. During these events it was noted that rainwater and sewage back up above the first-floor sink drains and cause flooding at the first-floor level. This will have to be investigated and rectified, as well as further remediation of damages systems and materials.
3. The Boiler and associated piping will have to be removed and pipe insulation containing asbestos will have to be remediated.
4. The Old generator will have to be removed and decommissioned including any remediation for fuel.

First Floor:

1. This is the occupied floor by the current Fire Department of Northbridge.
2. This floor houses multiple fire apparatus and the fire chief's car as well as turn-out equipment and accessories.
3. There is a firefighter's kitchen and recreation room on this level.
4. The call center is on this level.
5. There is access to a small mezzanine level with sleeping quarters, bathrooms, and showers.
6. Access to the automobile (carriage) lift is available at this level.
7. We envision a full demolition of all the spaces on this level to create space for a proposed beer/food use.

Second Floor:

1. This floor is currently being used for storage of equipment, outdated equipment, Town storage and other storage not identified.
2. This floor would be cleaned out for classic car storage.

Third Floor:

1. This floor is currently being used for a firefighter's gym and the balance of the floor is storage.
2. There is also a community room and offices at this level.
3. This floor would be cleaned out for potential office use or other business use. Undetermined currently.

Site Work:

1. Underground Storage Tanks (UST's) have to be remediated from the site.
2. Clear and grub site.
3. New paving and sidewalks.
4. Removal of accessory buildings and debris.

August 24, 2023
Town of Northbridge
Main Street Fire Station RFP Observations

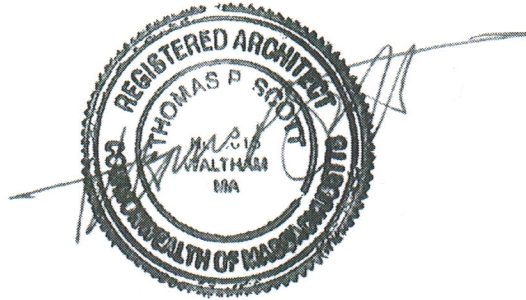
This is the extent of my observations based on a very cursory walk-through of the building. A more extensive investigation would be required by my team including our structural engineer, mechanical, electrical, plumbing and fire protection engineers to document, in greater detail, the existing conditions.

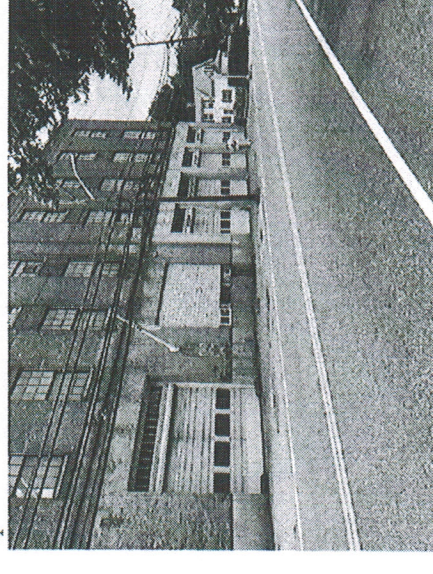
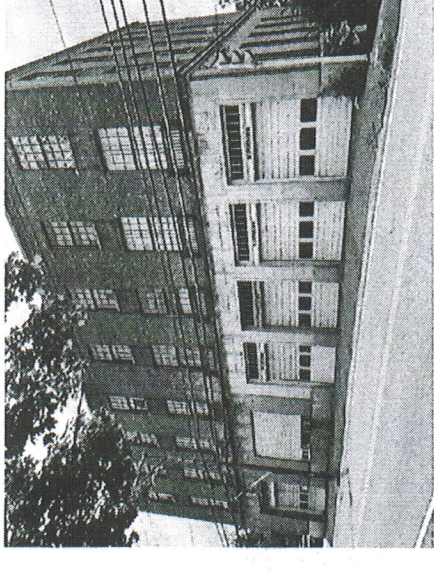
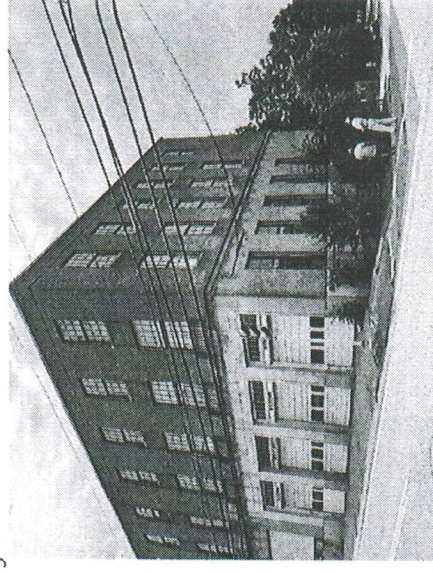
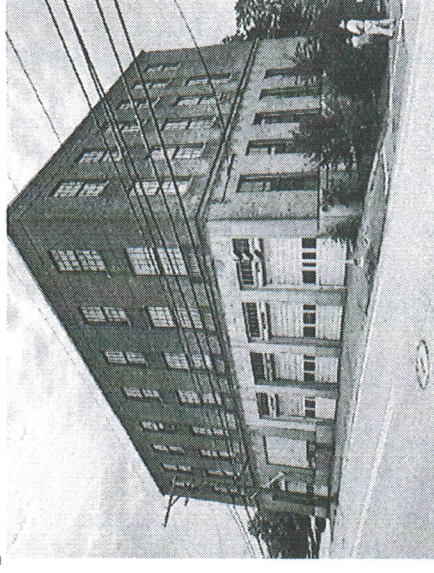
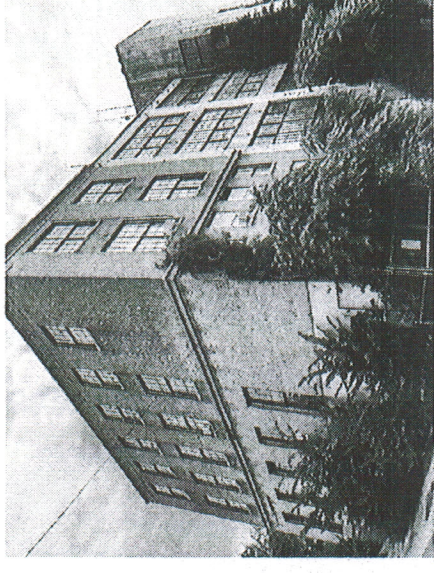
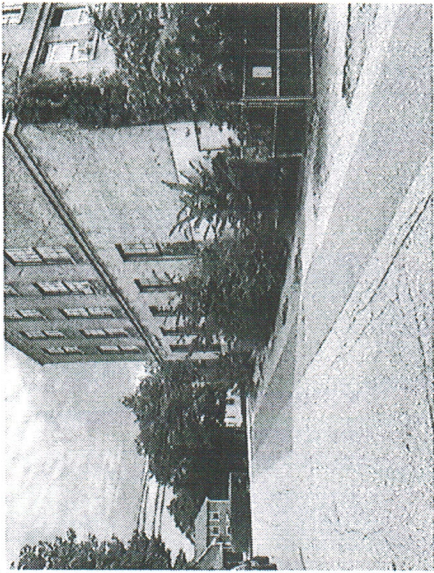
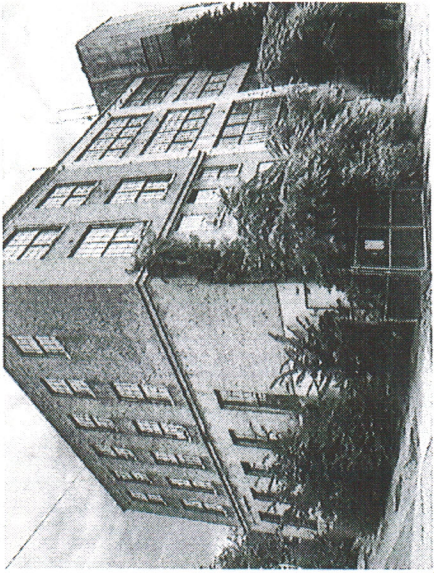
Please feel free to contact my office if you have any questions or concerns.

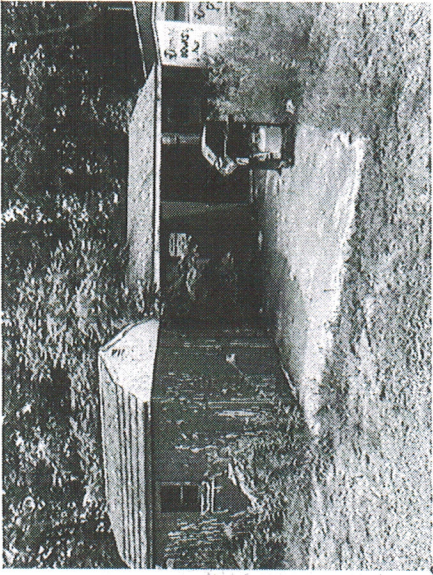
Thank you,



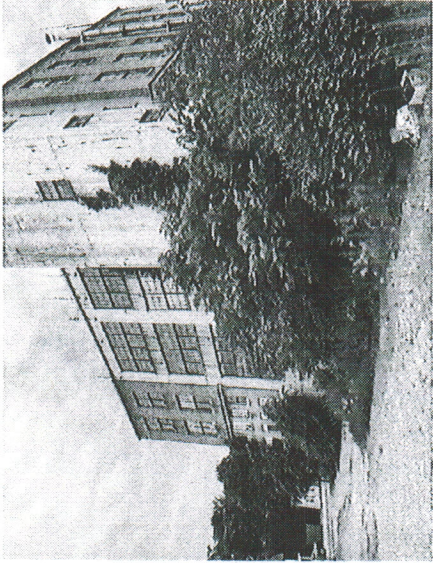
Thomas P. Scott, AIA
Principal



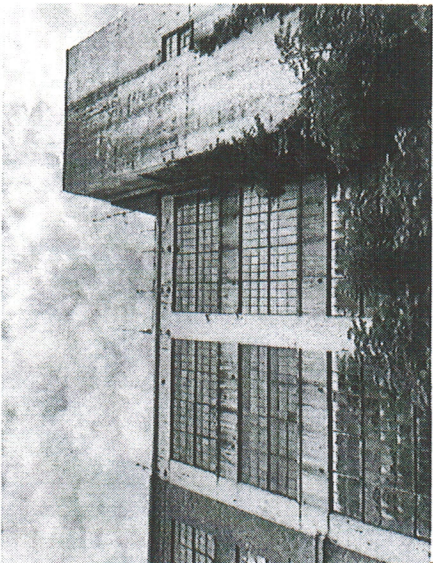




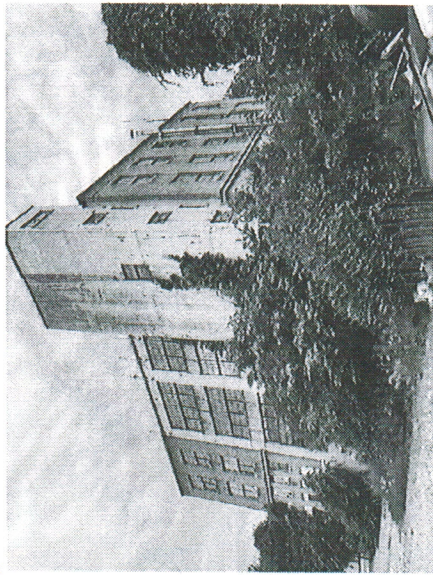
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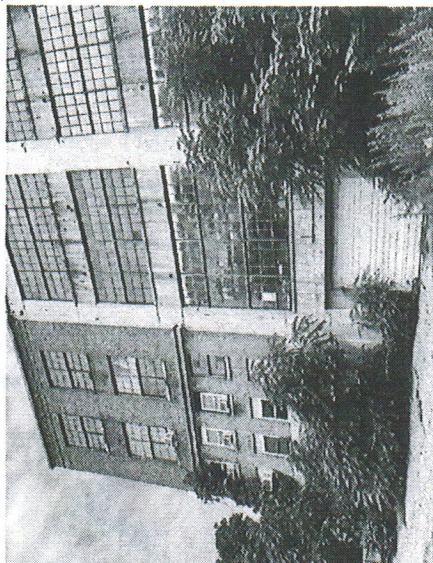
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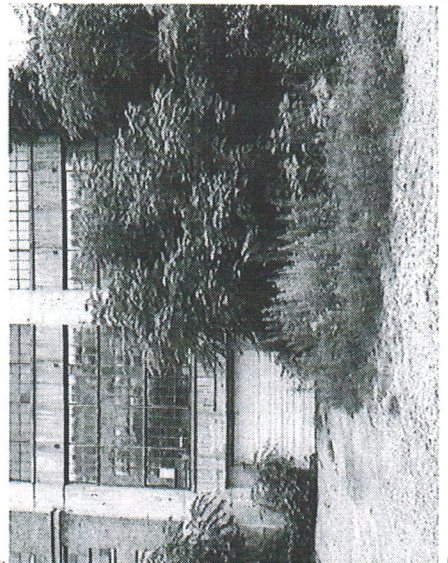
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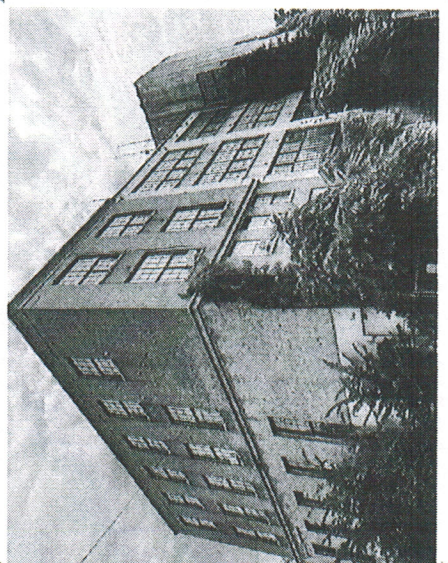
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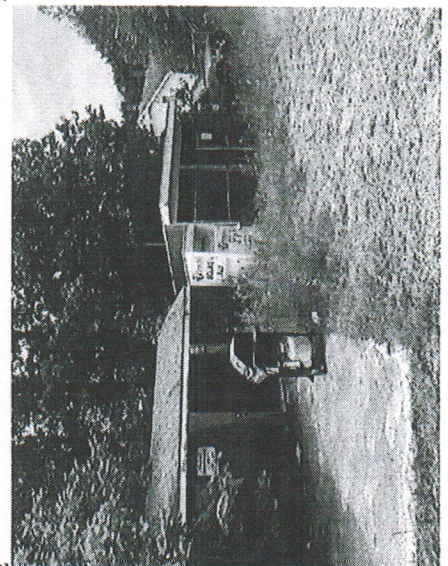
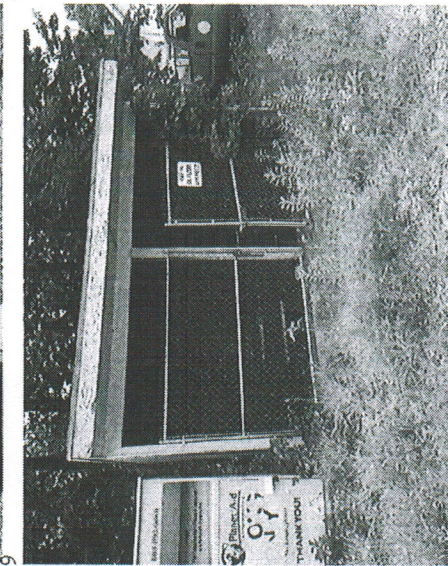
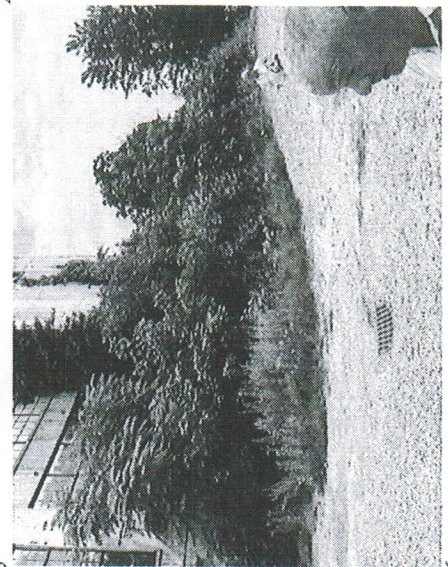
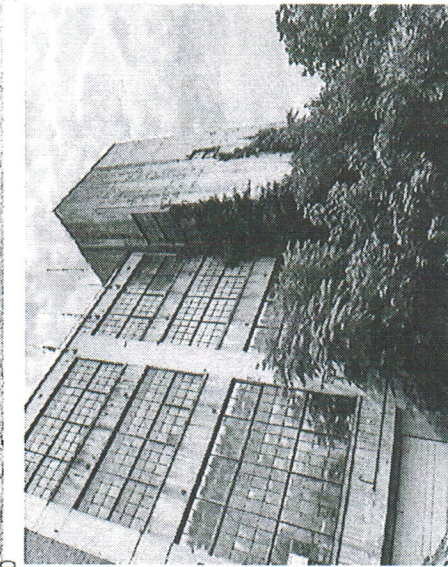
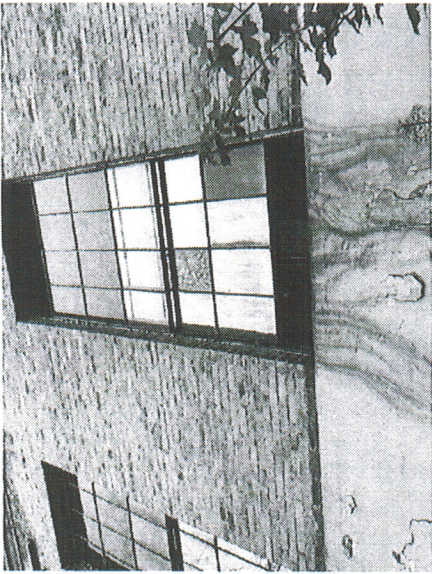
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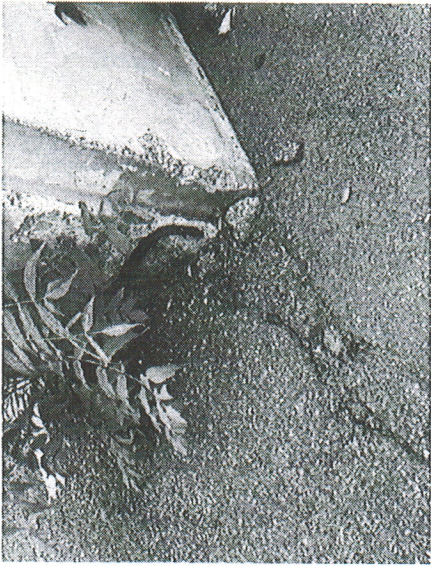


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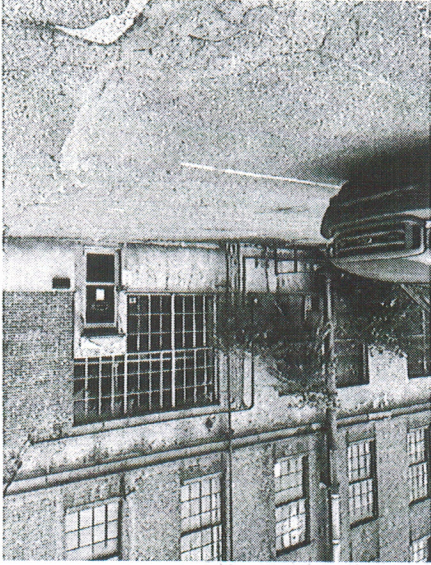


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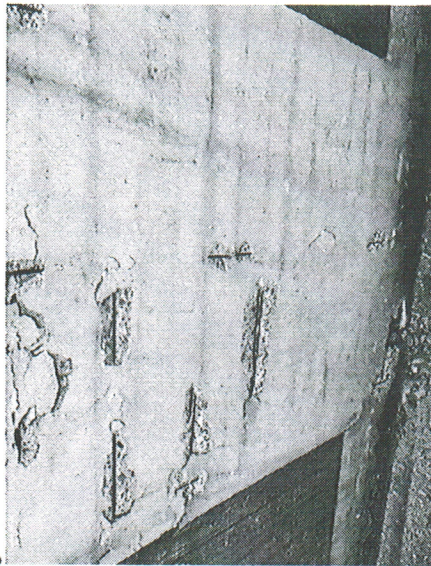




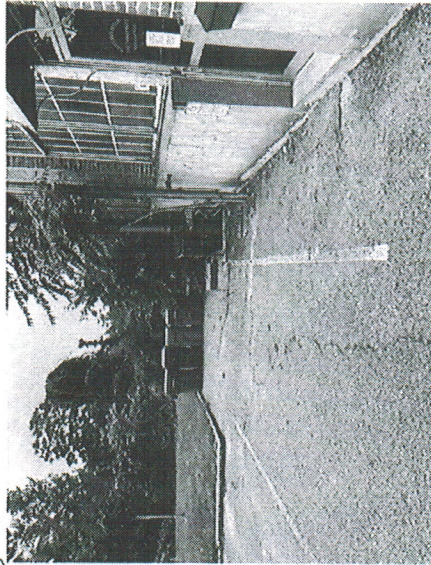
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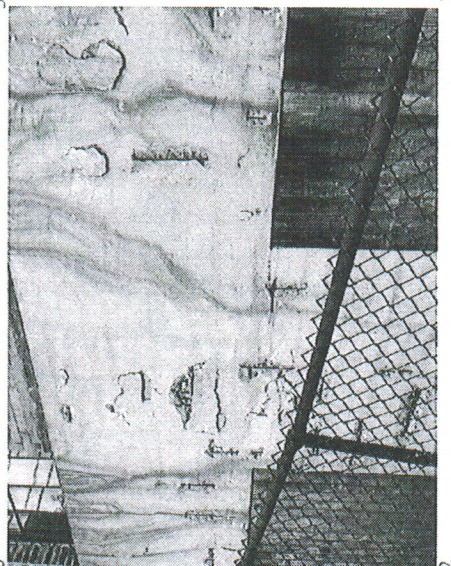
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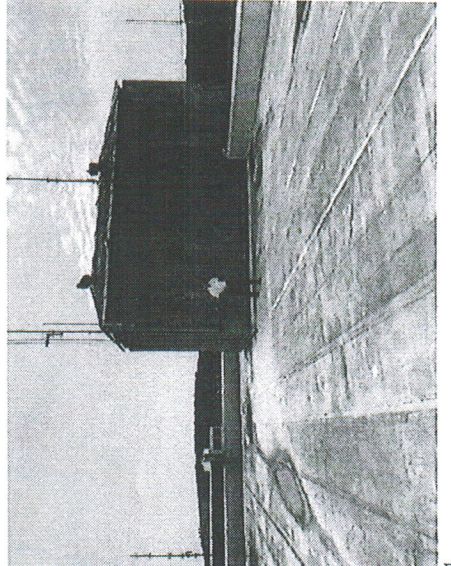
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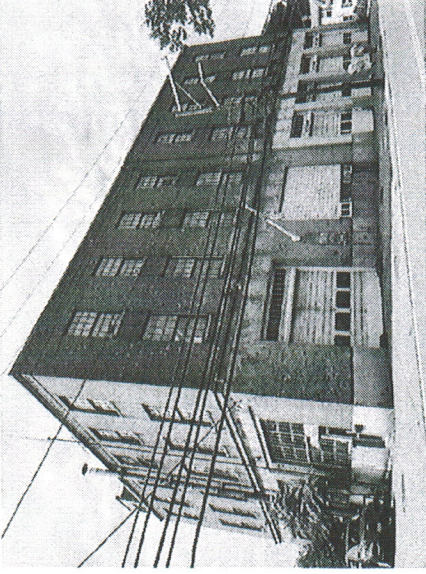
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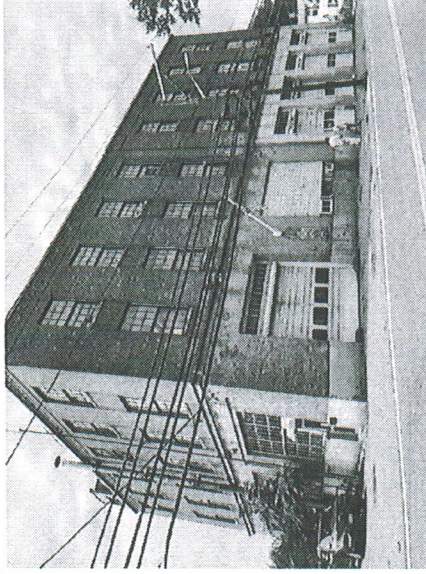
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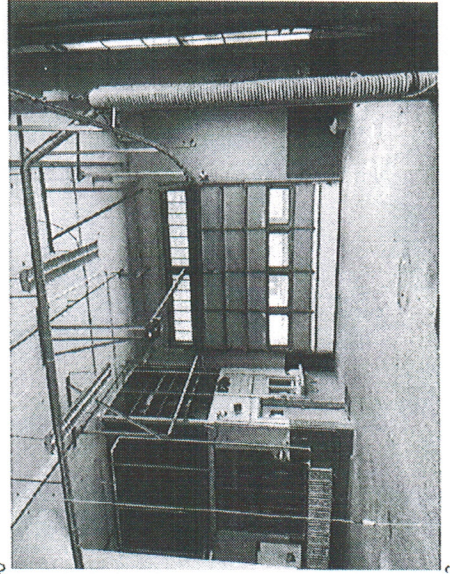
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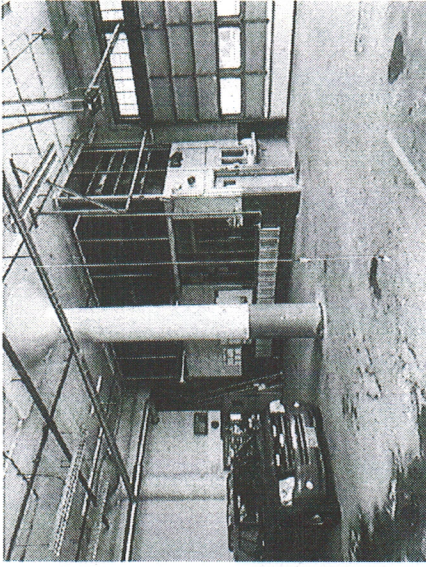
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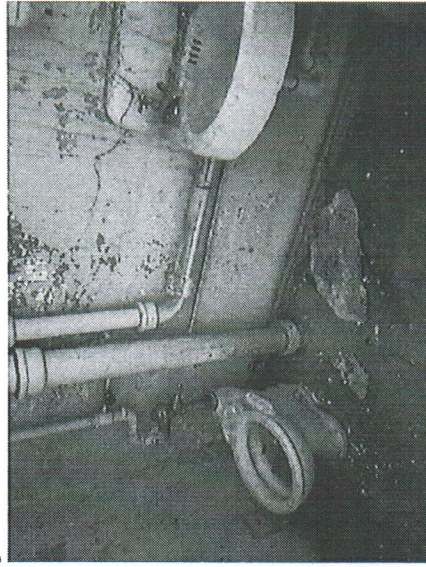
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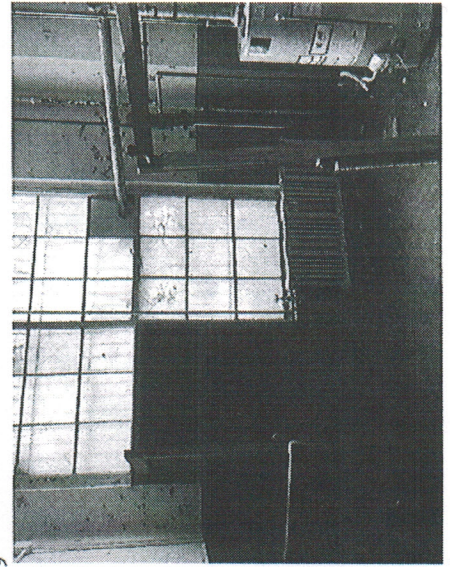
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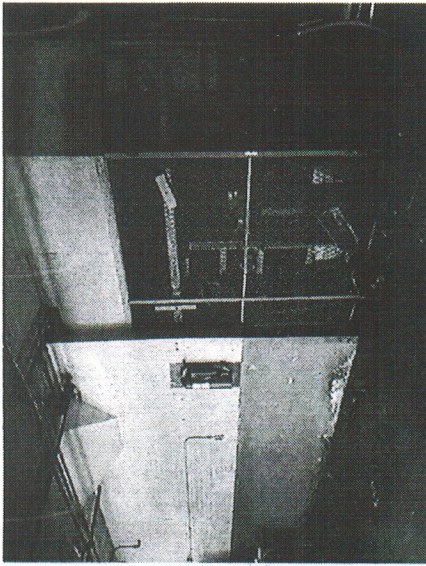
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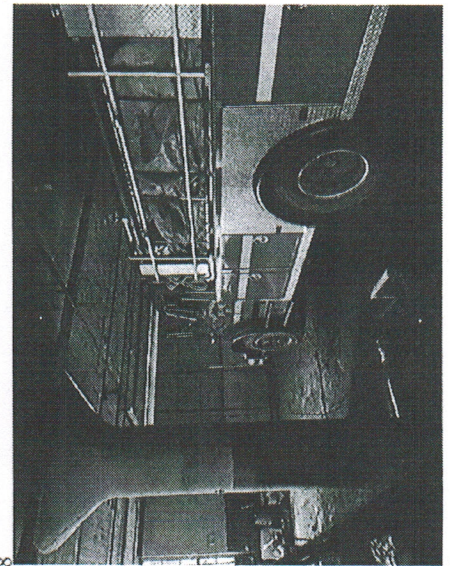
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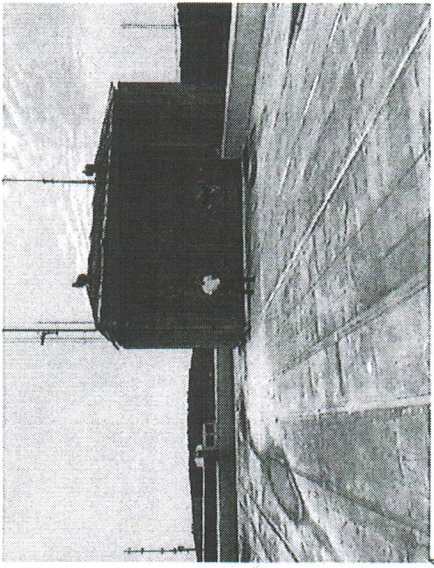
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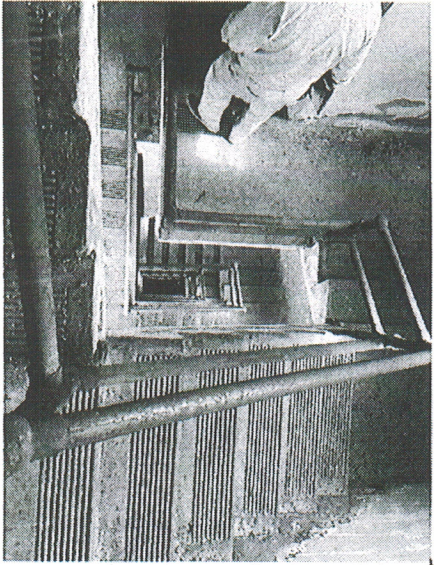
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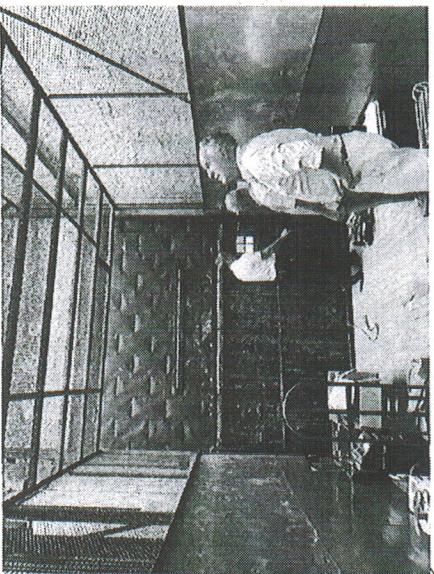
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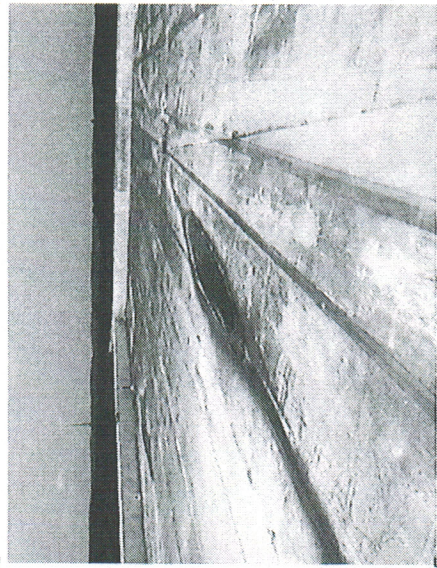
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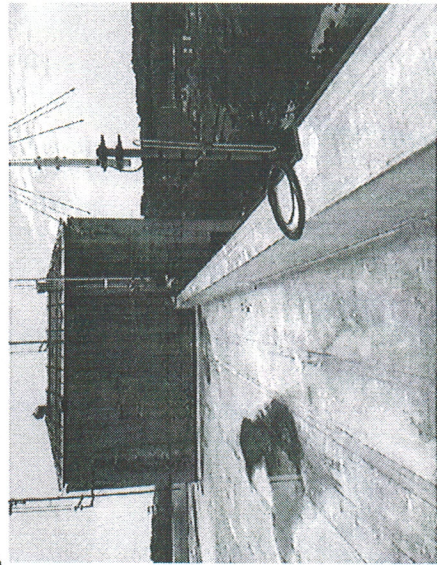
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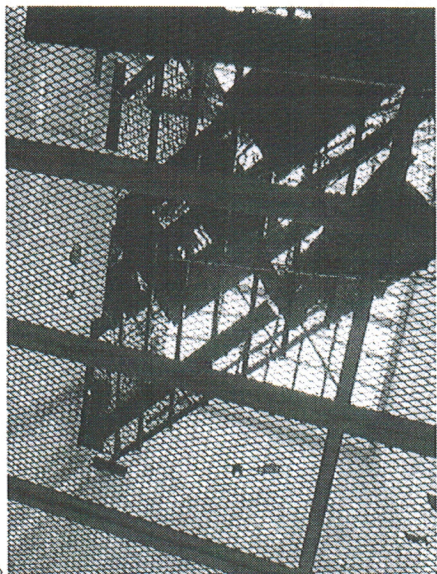
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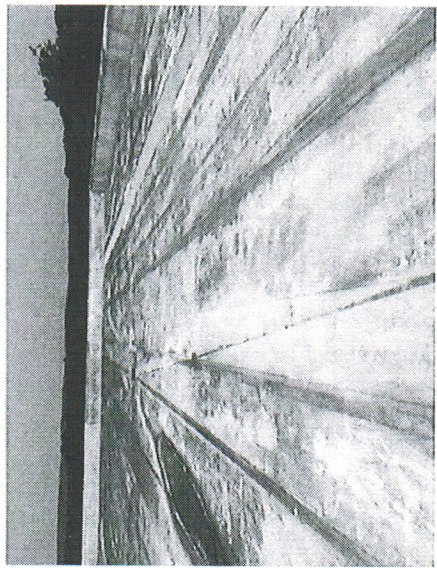
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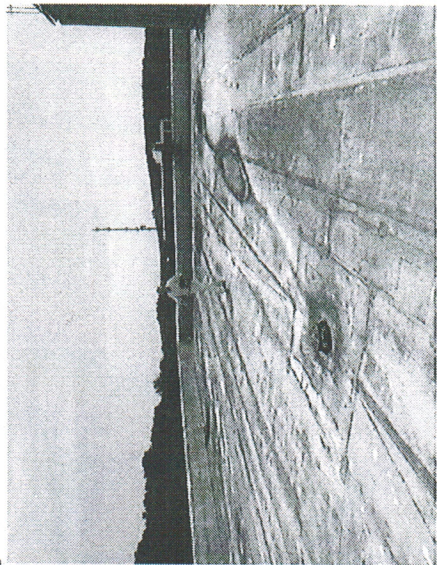
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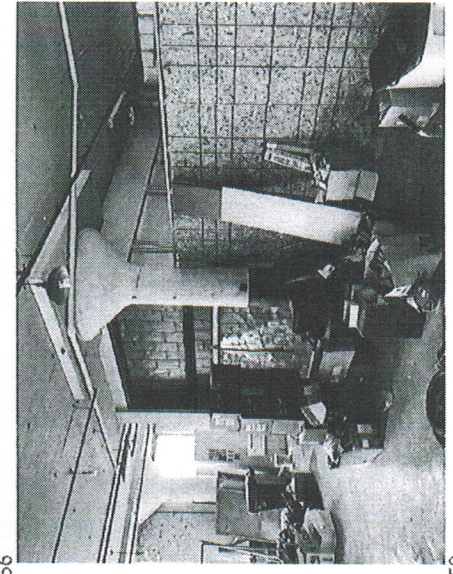
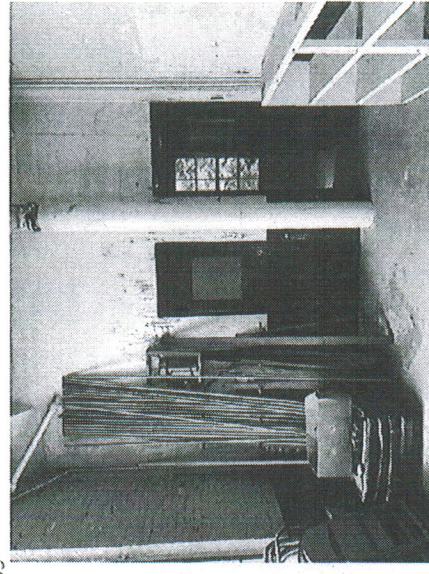
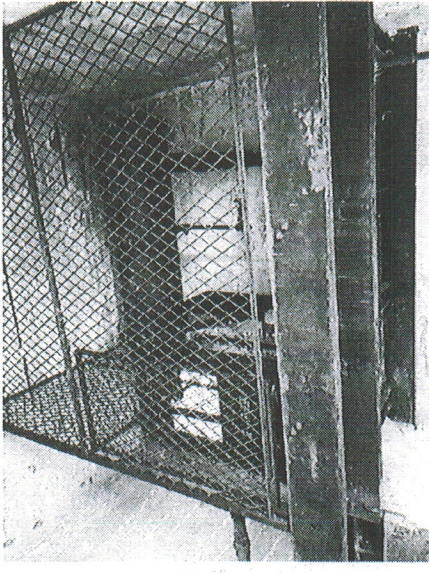
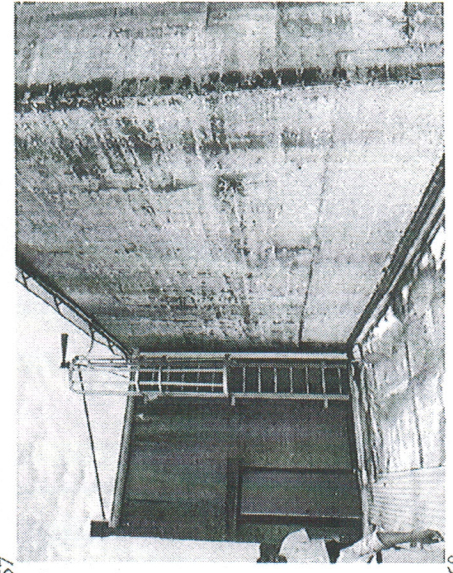
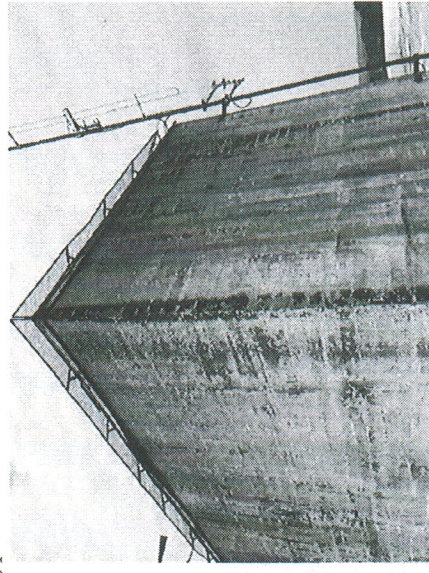
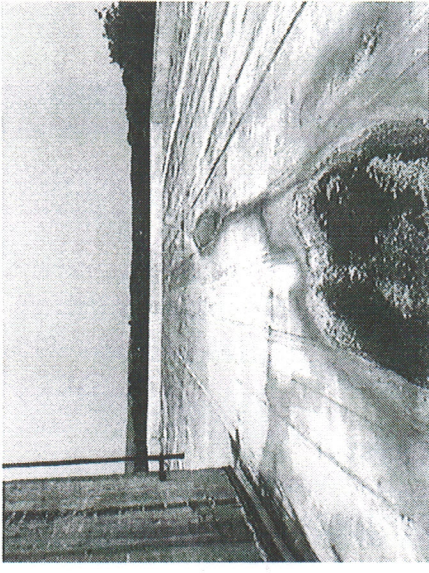
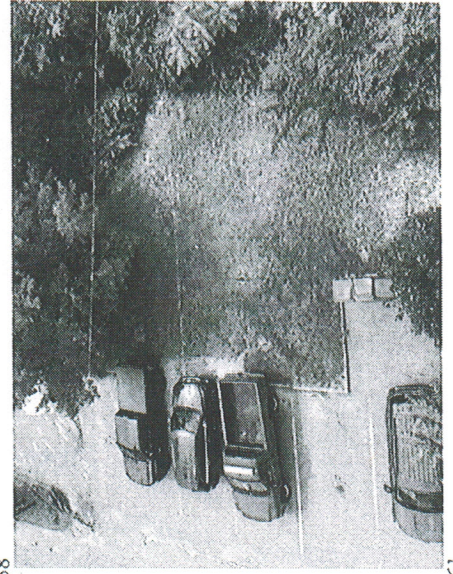
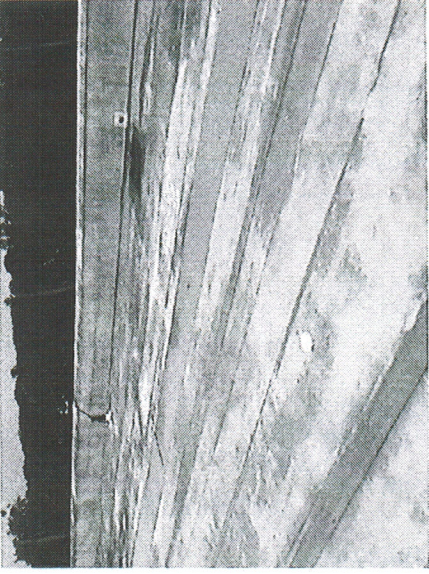
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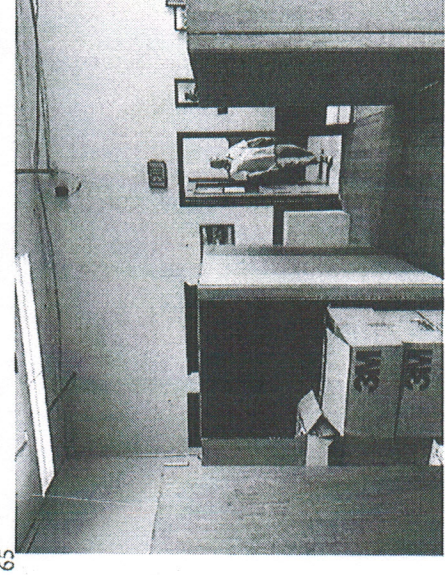
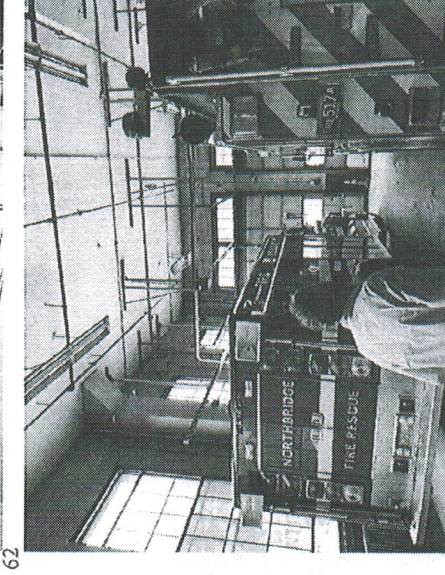
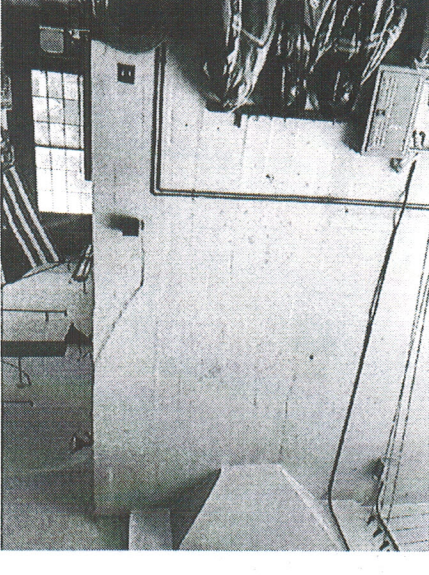
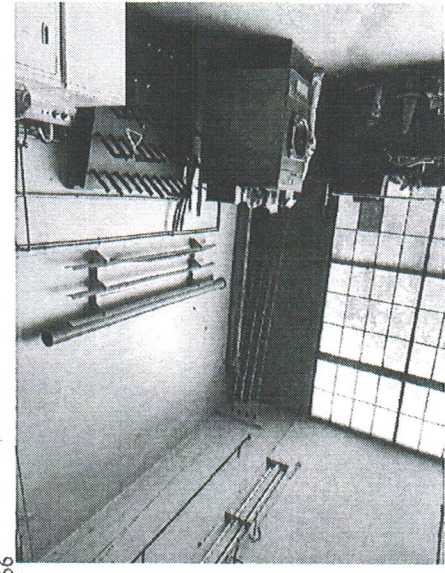
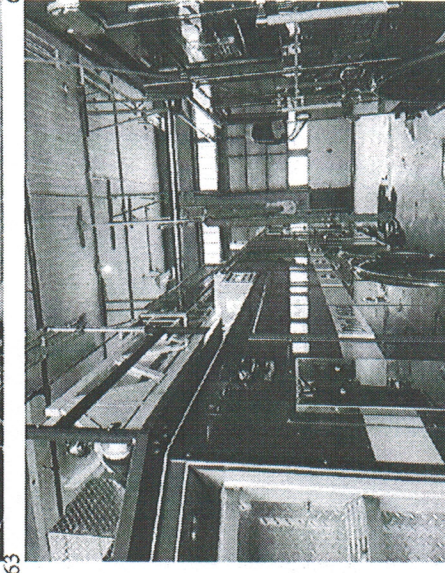
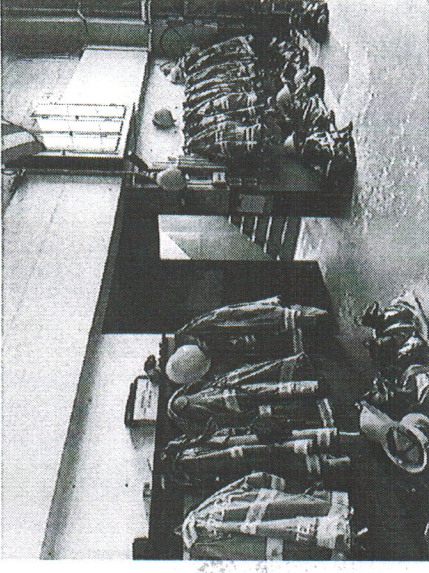
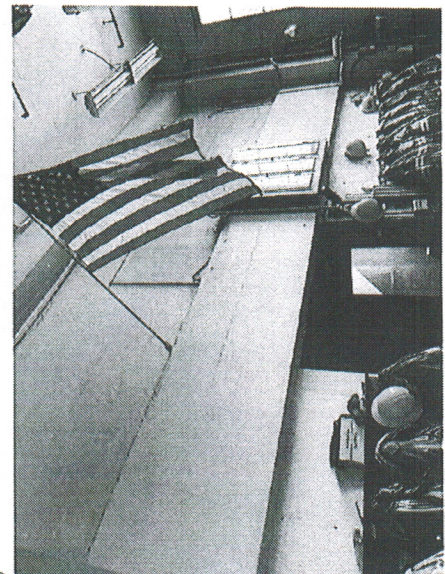
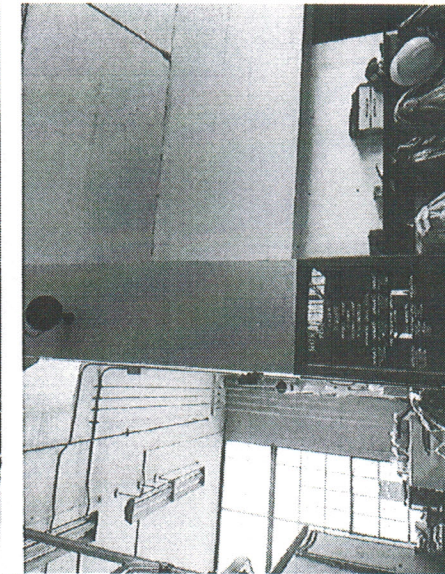
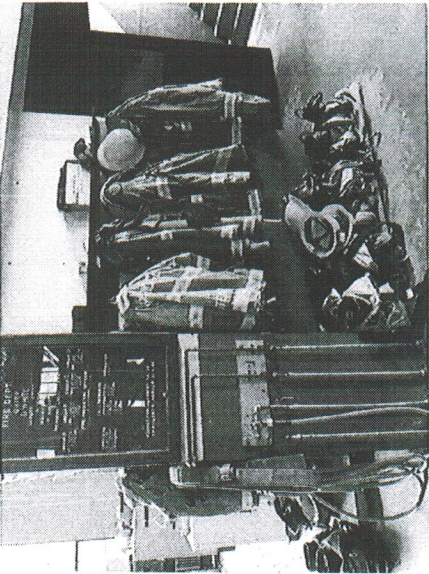
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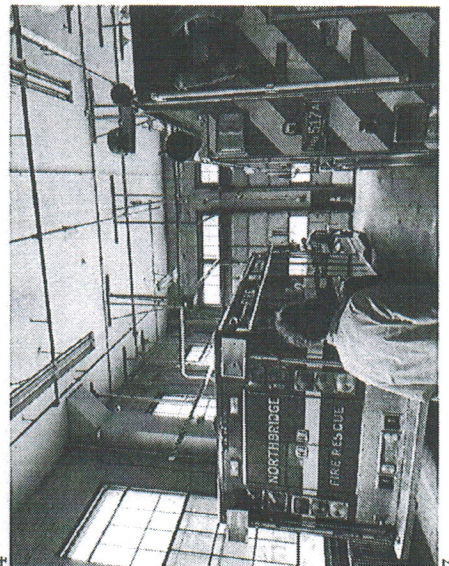
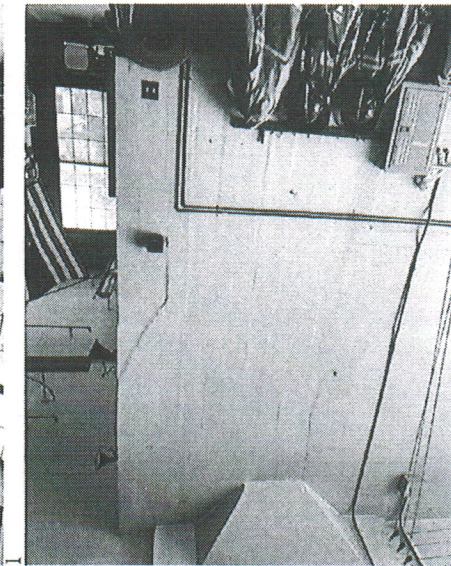
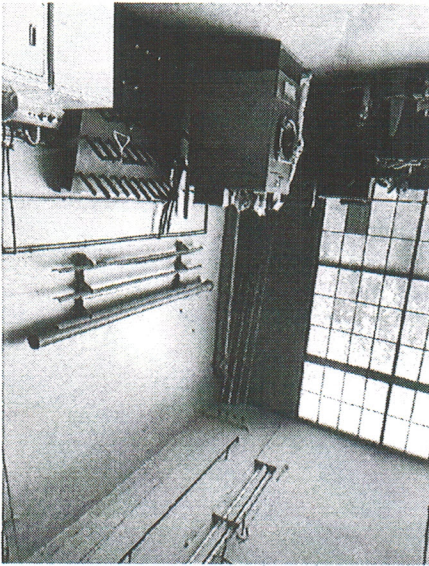
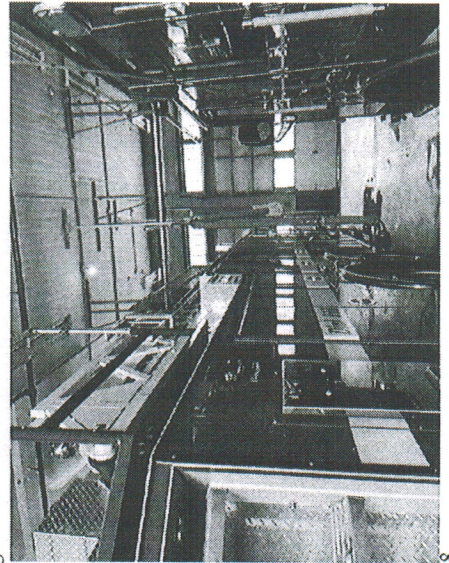
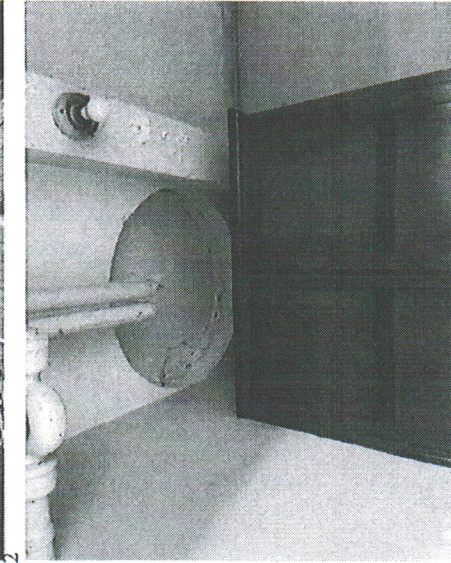
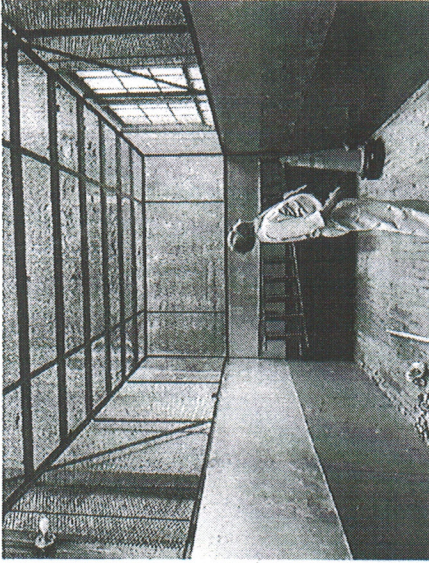
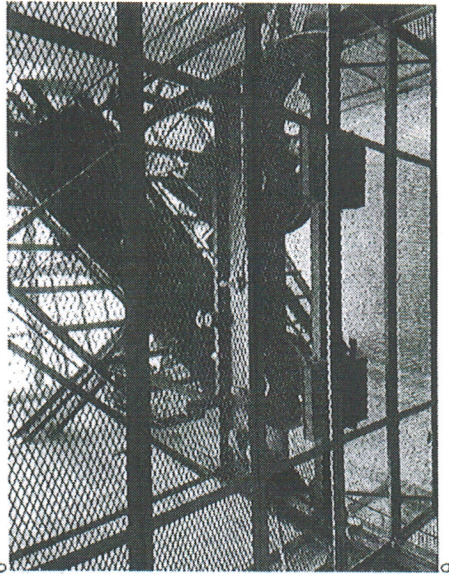
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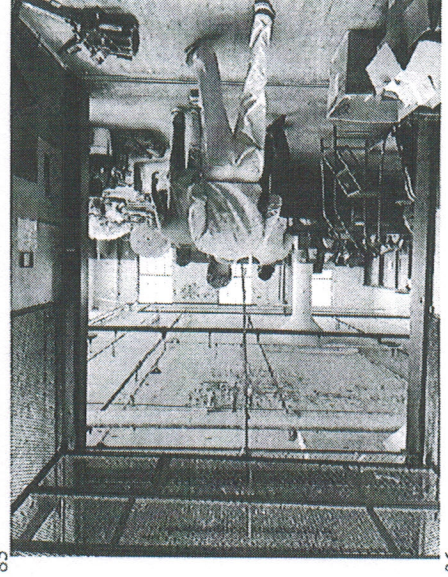
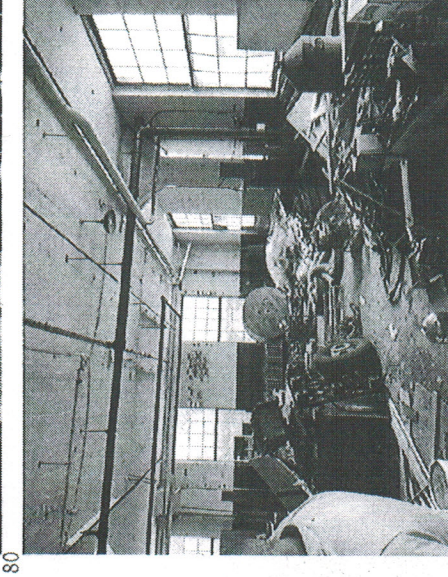
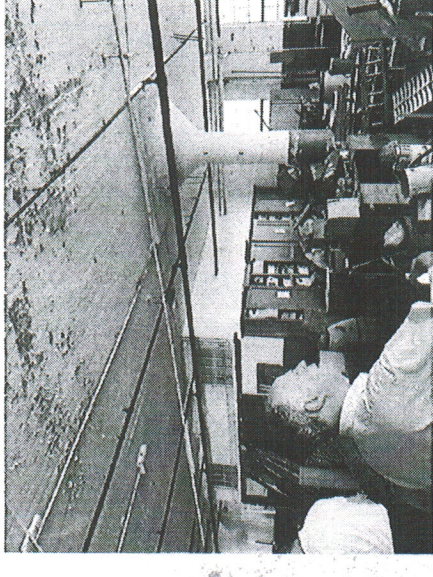
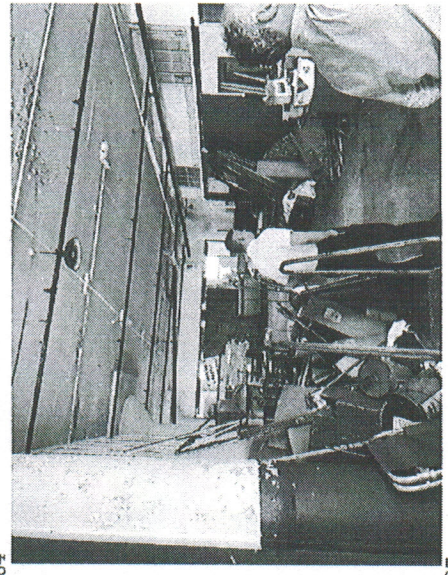
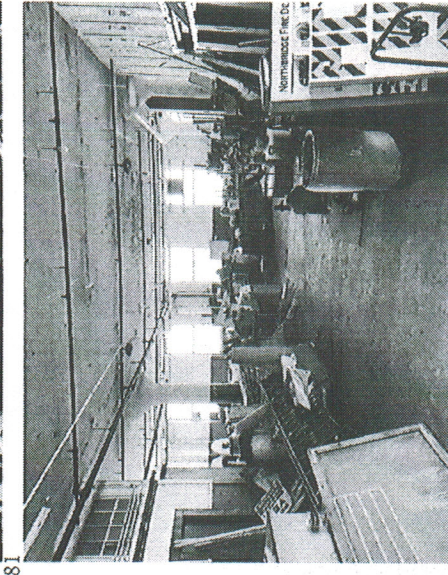
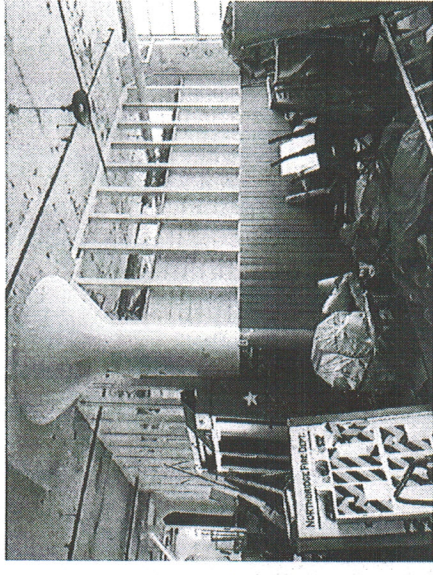
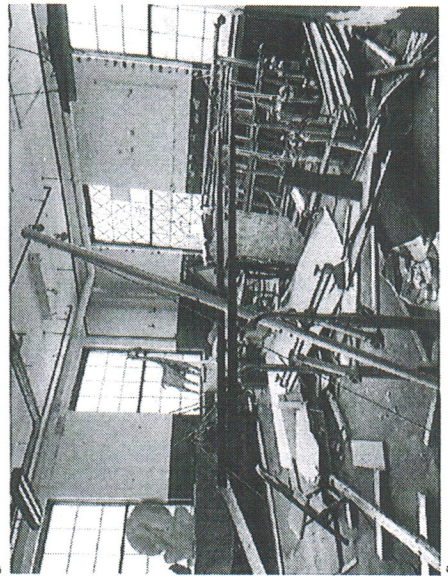
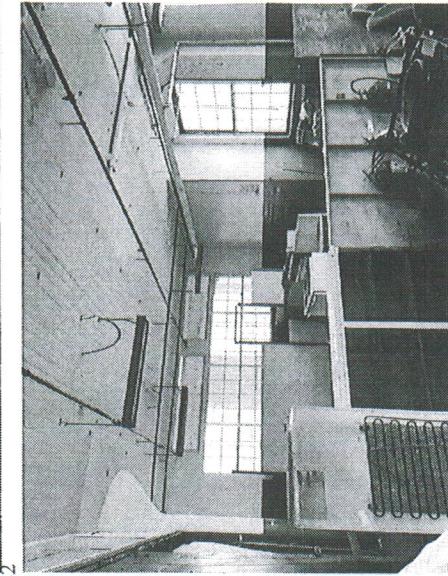
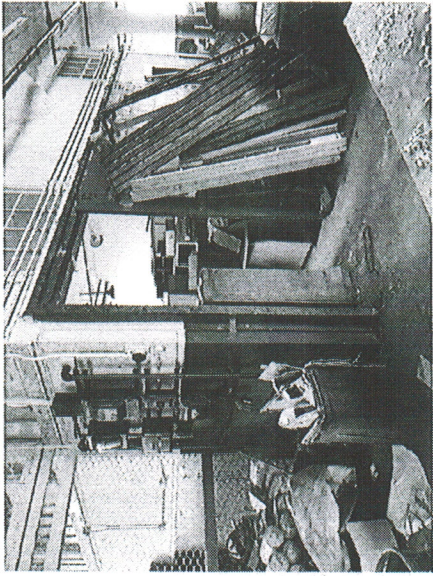
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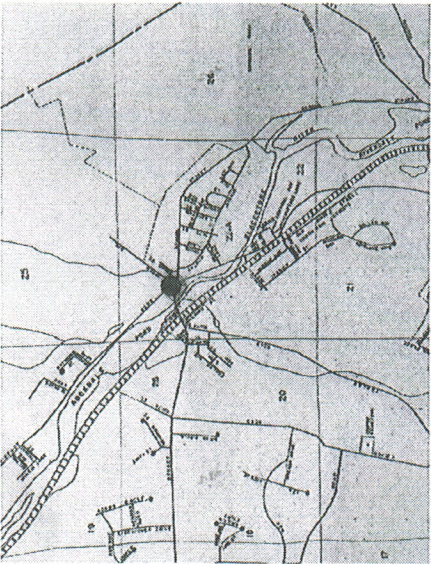
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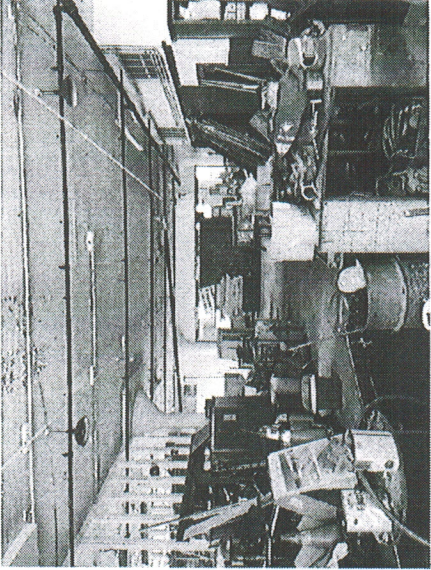




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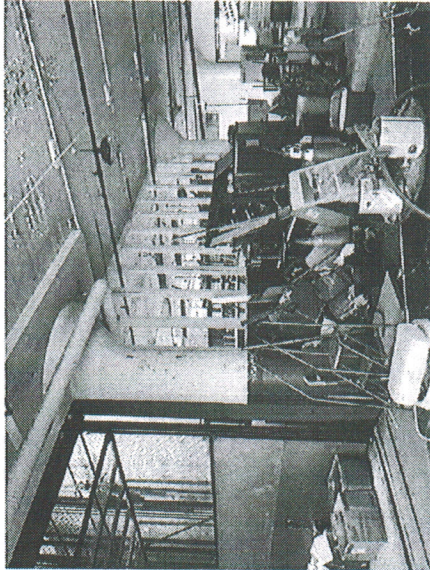
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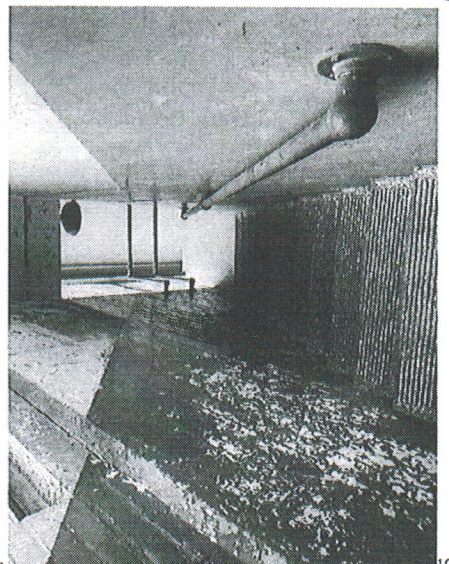
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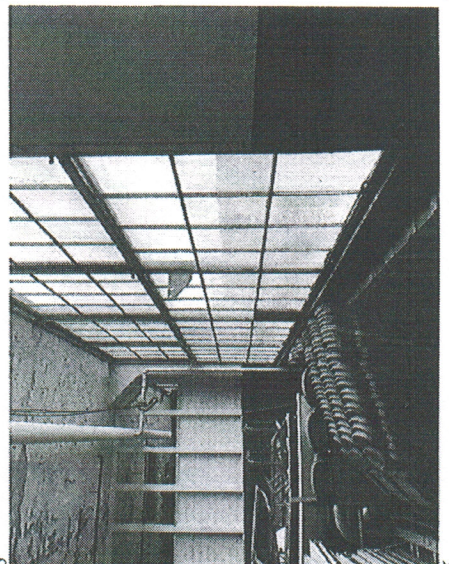
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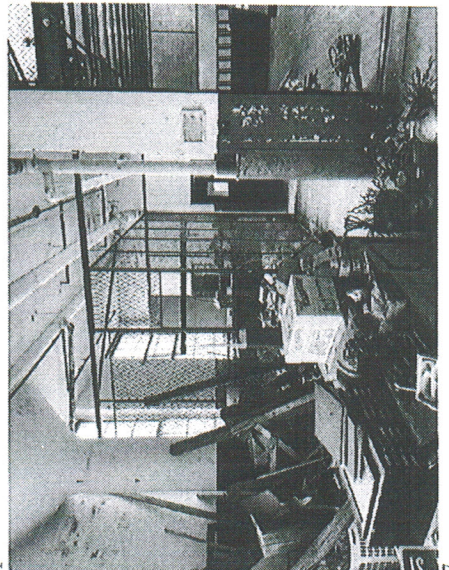
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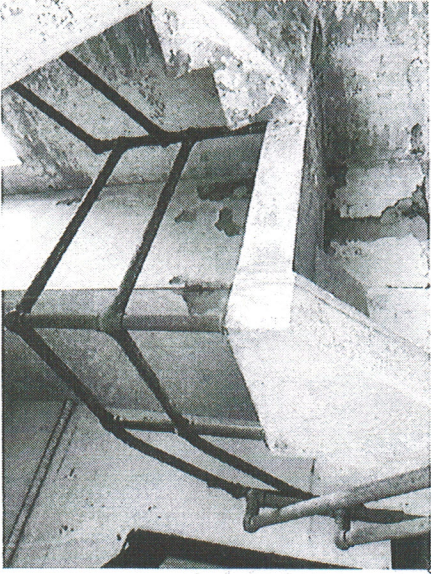
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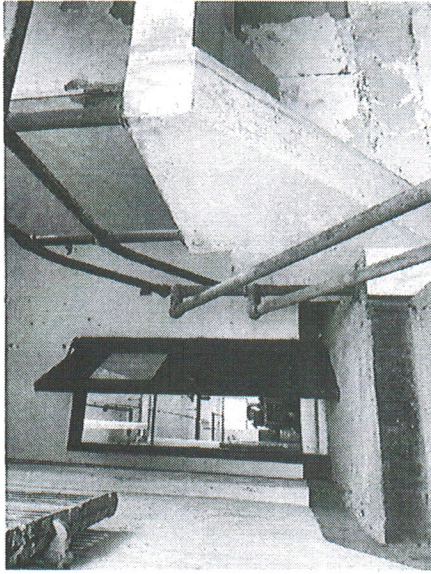
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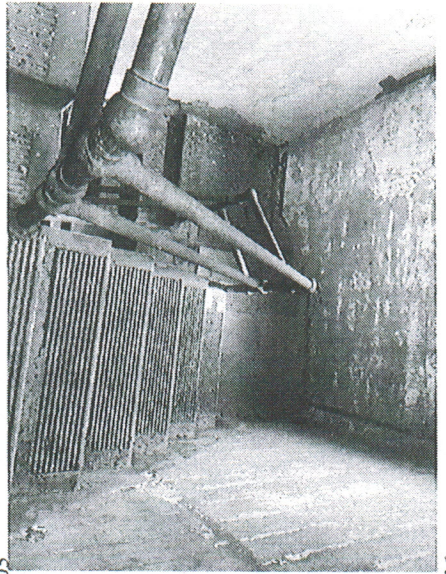
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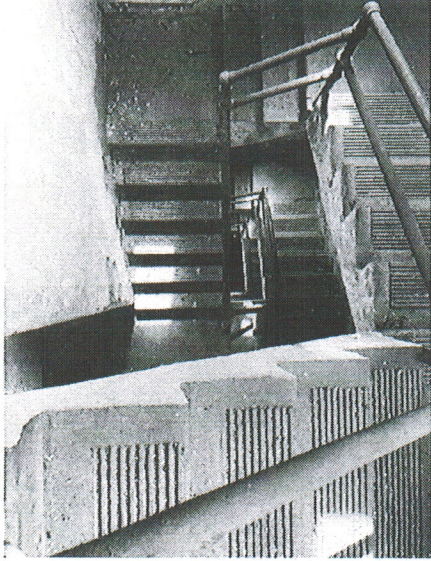
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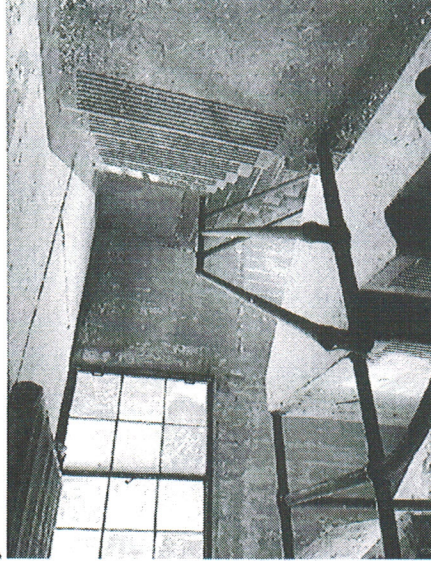
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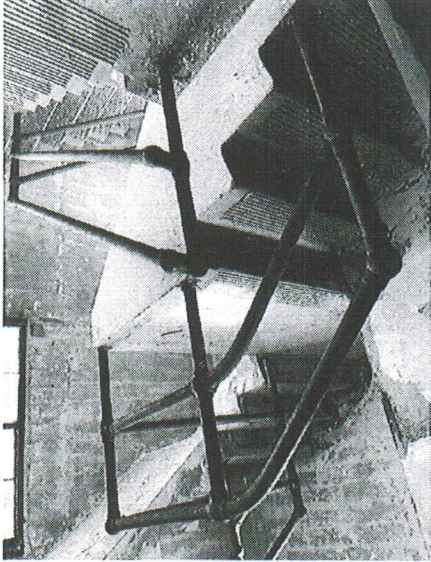
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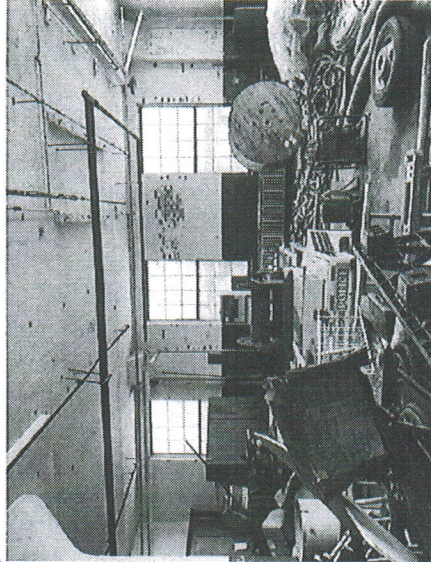
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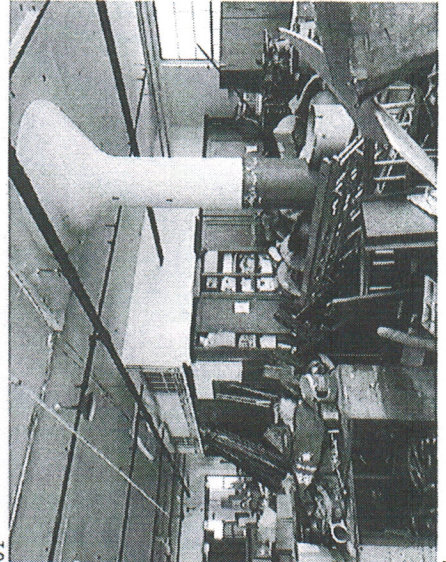
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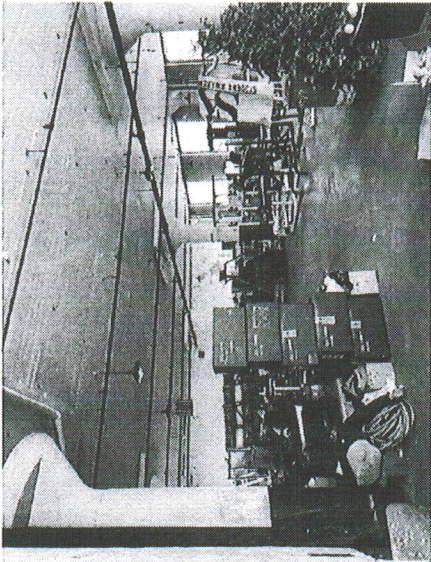
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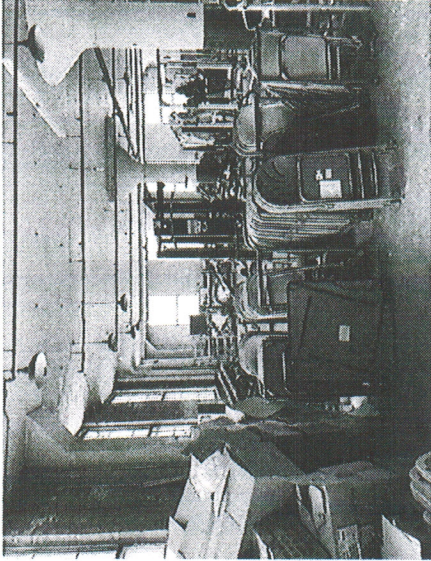
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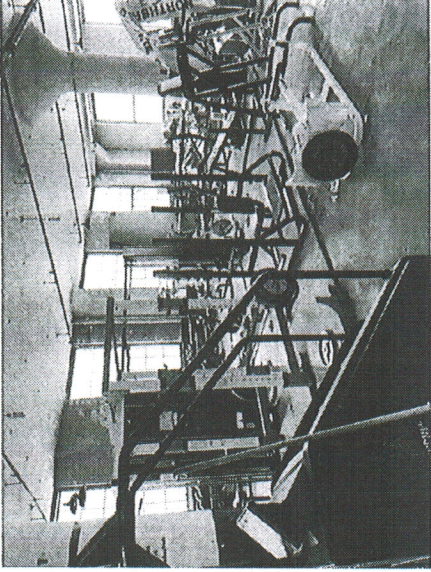
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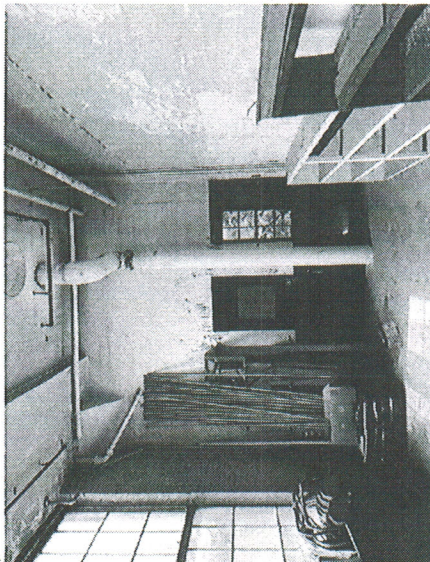
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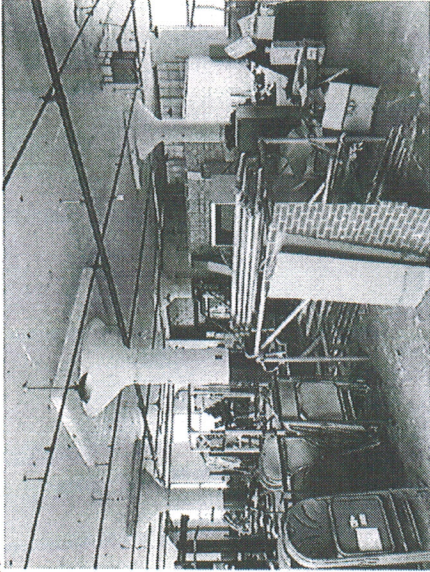
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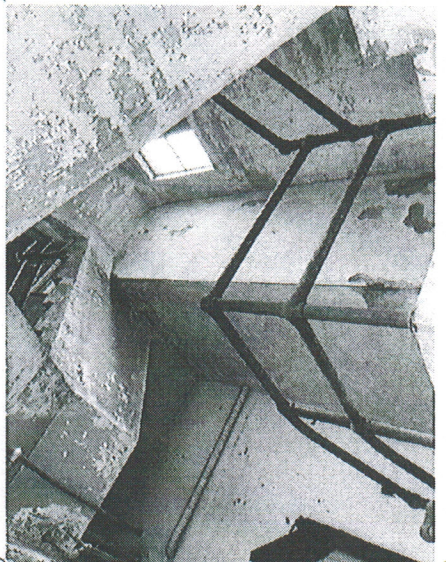
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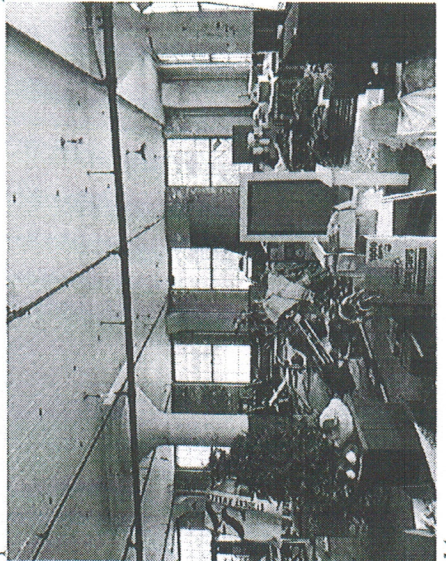
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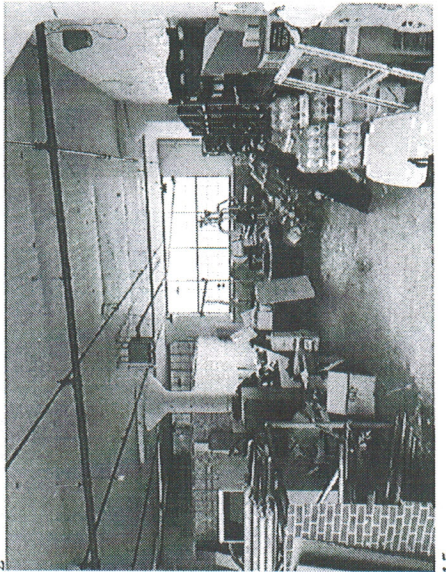
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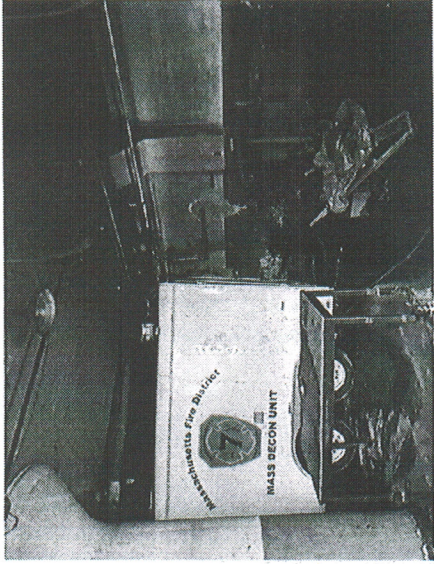
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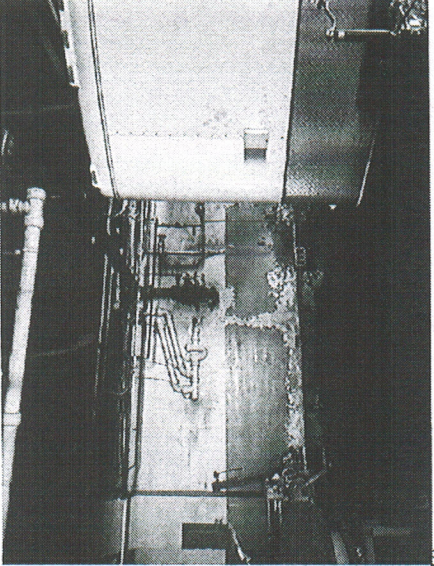
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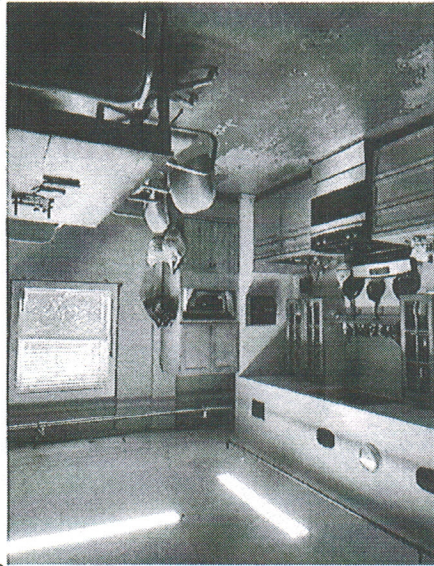
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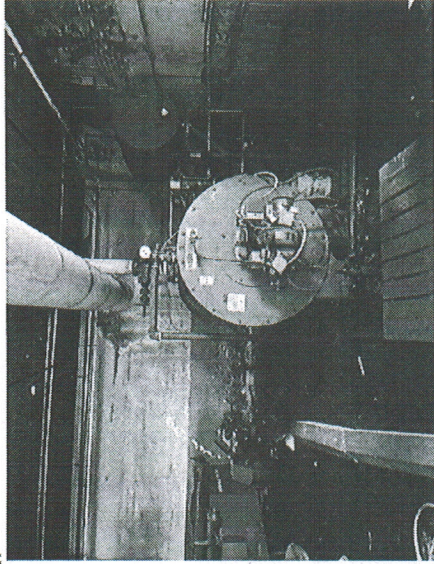
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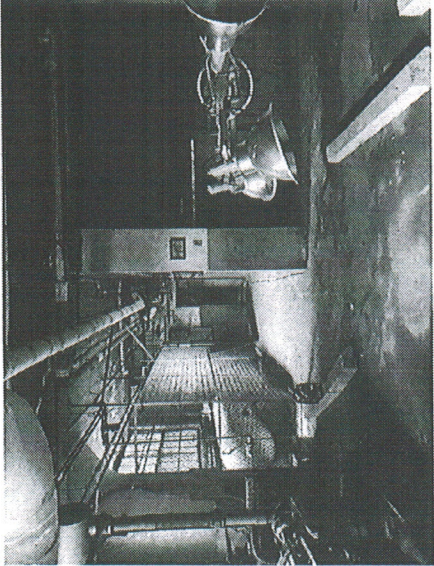
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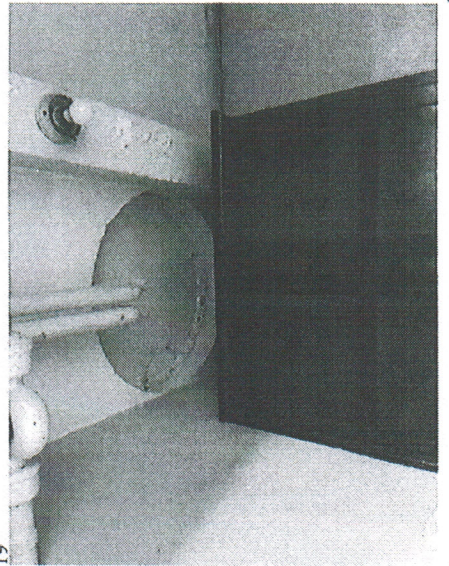
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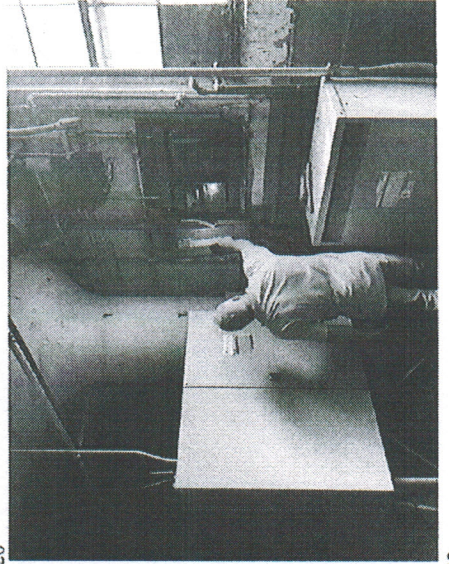
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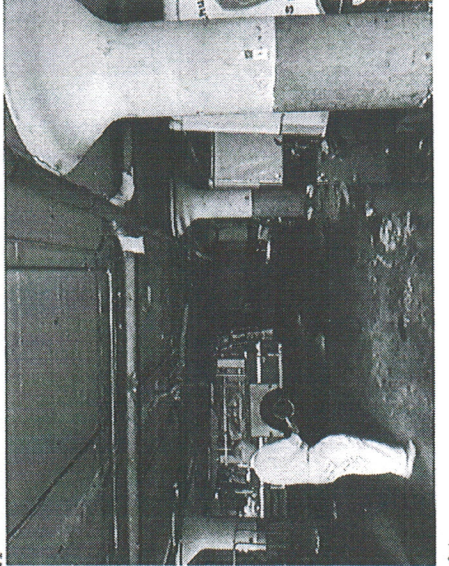
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880 Main Street, Waltham, Massachusetts 02451 Ph: 781-693-7400 Fax: 781-693-7350

Thomas P. Scott, AIA

Principal/Owner at Scott Griffin Architects, Ltd (SGA) for 31 years. Mr. Scott is responsible for overseeing all project work at SGA including hands on management of the general office and business development. Mr. Scott's extensive architectural experience over the last 30 years in the areas of design, planning, construction and administration solidify him as a resource for clients seeking expertise, problem solving and design creativity. The business primary focus is in the areas of retail, supermarkets, hotel, office buildings, single-family homes, office fit-up and other commercial structures of varying sizes. Some of our local projects include the Westin Hotel in Waltham; Sheraton, Braintree; The Newton YMCA; Avon Cooperative Bank; Shaws Supermarket on Commonwealth Avenue in Allston; Lexington Stop and Shop; Foxboro Stop and Shop; Target Stores in Watertown, Salem and Somerville, along with Applebee's, Famous Footwear and Stop and Shop at South Bay Center in Dorchester. SGA has also developed large retail lifestyle centers in Jenkintown, PA and Exton, PA housing over 14 buildings, 40 retail stores and over 400,000 SF of retail space. Some other modernization developments include: White City Retail Center Shrewsbury, MA, Fellsway Plaza Medford, MA, Belmont Center Retail Belmont MA, Evergreen Walk South Windsor, CT. Our retail experience includes work for major retail developers including Edens, WS Development, Charter Realty, National Development, Locatelli Properties, The Wolfson Group, Carpionato and many others.

Registered Licensed Architect since 1984

Boston Architectural College	1976-1983	Bachelor of Architecture
Wentworth Institute of Technology	1974-1976	Associate in Engineering
Scott Griffin Architects, Ltd., Waltham		1987-1991 and 1995-Present

Registrations and Professional Organizations:

Registered Architect: Massachusetts, New York, Connecticut, Rhode Island, New Jersey, New Hampshire, Maine, Pennsylvania, Maryland, Virginia, and Florida

Professional Organizations: American Institute of Architects
Boston Society of Architects
NCARB, National Council of Architectural Registration Boards
International Code Council Member

Volunteer Work:

Past Member: Cambridge Zoning Board (7 Years)



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Nicholas Nitschke, AIA

Associate Architect at Scott Griffin Architects with over 17 years of experience and extensive work on commercial and retail projects, including supermarkets. Managing the production of construction documents, programming and space planning, creating 2D and 3D renderings as well as modelling in Revit. Coordinating with engineers, consultants, meeting with clients to discuss project details and completing Due diligence site surveys.

Education:

Boston Architectural College	2012	Master of Architecture
University of Minnesota	2002	Bachelor of Arts, Architecture

Experience:

Scott Griffin Architects, Ltd., Waltham	2003-Present
---	--------------

Registrations and Professional Organizations:

Registered Architect:	Massachusetts
Professional Organizations:	American Institute of Architects Boston Society of Architects

Awards and Activities:

Cum Laude -Graduated with honors from the University of Minnesota 2002
College of Liberal Art's Dean's List 1997-1998
Studied abroad (Mexico) 2000



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Thomas Armstrong, AIA

Architect with 30 years of diversified experience in all phases of architecture and construction, including Retail, Commercial, Educational, Industrial, and Residential building types. Strong technical background and proven experience in construction administration. In-depth knowledge of building codes and standards. Able to manage multiple projects concurrently, solid working knowledge of engineering functions. Affectively direct efforts of all team members, engineers and contractors of assigned projects. Dependable highly motivated self-starter.

Education:

Boston Architectural College	1981-1988	Bachelor of Architecture
Wentworth Institute of Technology	1972-1974	Boston, MA

Experience:

Scott Griffin Architects, Ltd., Waltham	2011-Present
B Thomas Heinzer Associates, Inc., Leominster	2005-2009
Pinnacle Design and Construction Management, Inc., Upton	2002-2005
Edward D. Cormier Associates, Inc., Milford	1979-2002

Registrations and Professional Organizations:

Registered Architect: Massachusetts

Professional Organizations: American Institute of Architects
Boston Society of Architects

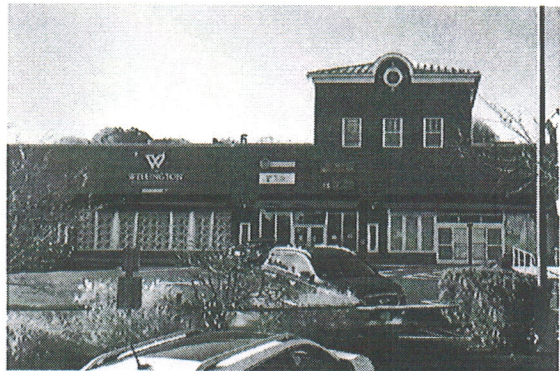
Leonard Street



Location: Belmont, MA

Size: 60,000 s.f.

SGA designed and redeveloped a mixed-use retail center on Leonard Street in Belmont, MA after various tenants vacated the space. The scope of work included a major facade renovation and restoration including a building addition. The space was designed to accommodate a variety of different tenants including retail, restaurants and office space.



Big Value Plaza



Location: Dartmouth, MA

Size: 80,000 s.f.

Facade upgrade to retail plaza. See before photos on the right and upgraded photos above.



Marketplace Square



Location: Attleboro, MA

Size: Two buildings totaling 195,000 s.f.

Complete façade modernization of the center with updated identity signage. Updated finish materials, signage and brand identity. In addition to façade modifications, the scope of work included relocation of Staples in the center, incorporating their architectural branding and interior décor.



Shops on Main



Location: Glastonbury, CT

Size: Combination of three buildings, totaling 26,000 s.f.

Multi building retail development accommodating a variety of tenants: restaurants, retail and businesses. A modern design with focus on customer access.



White City Retail



Location: Shrewsbury, MA

Size: 300,000 s.f.

The decades old retail center was updated to reflect current shopping trends and amenities with large scale façade improvements. The retail center was transformed with updated building systems and materials that are LEED compliant and maintenance-free.



Fellsway Plaza



Location: Medford, MA

Size: 156,000 s.f.

A renovation and urban renewal project for an existing shopping plaza. The project involved creating design and construction documents for the façade renovations; core and shell updates for new tenant fit-ups, lease diagrams, 3-D renderings, and marketing materials. The project included the planning, design, and construction of a corresponding 9,000 square foot mixed use outparcel building with restaurant and retail.





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(617) 926-6100

**SOUZA, TRUE
AND PARTNERS, INC.
STRUCTURAL ENGINEERS**

TERRY A. LOUDERBACK, PE
JEROME A. YURKOSKI, PE
LISA A. BOHLIN, PE
TODD P. BLAKE, PE
CHRIS M. MOTTO, PE
MARTIN F. FINN, PE

August 25, 2023

Scott / Griffin Architects
880 Main Street, 5th Floor
Waltham, MA 02451

Attention: Mr. Thomas Scott, AIA

Reference: Structural Due Diligence Report
193 Main Street Fire Station
Whitinsville, MA 01588

Dear Tom:

This letter presents a summary of the observations and discussions conducted during the general walkthrough site visit that Souza, True & Partners, Inc. (ST&P) performed on Thursday, August 10, 2023, at the above-referenced project address. ST&P was requested to prepare this letter as a Structural Due Diligence Report to describe the exposed structural framing systems of the building and to address whether there are any pre-existing or potential structural issues associated with the existing building.

Please note that no form of component load tests or nondestructive testing was performed on any existing structural elements for our evaluation. Furthermore, no existing original structural drawings of the building were made available for our review. Our structural review of the existing building is based exclusively on our site observations and findings.

General Structural Description and Observations:

Refer to Photo #1 for an aerial view of the subject building. The existing building was apparently constructed in 1922 as a new fire station for the town. The building consists of three stories plus a basement level and is approximately 33,560 square feet of total floor area.

The exterior grade on the north side of the building (along Main Street) is generally flat and is essentially at the first-floor level of the building, while the grade slopes downward

Structural Due Diligence Report - 193 Main Street Fire Station, Whitinsville, MA

August 25, 2023

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along the west and east sides of the building where the rear entry to the building is at the basement level. The existing building is bordered by Main Street to the north, and by Water Street to the west. Based on our limited onsite observations, the existing building appears to be in generally “decent” structural condition. There does not appear to be any imminent structural danger at the time of this writing. However, there are items of structural concern that were observed that should be addressed, as required. Refer to the Findings and Recommendations section of this Report for descriptions of these items.

Based on our site observations, the existing building is constructed with reinforced concrete slabs, drop panels, column capitals, and reinforced concrete columns. The building has four structural bays in the east-west direction and three structural bays in the north-south direction. The longest span in any one bay appears to be about 27'-0”.

At Level 1, the two-way reinforced concrete slab was measured to be about 14” thick (at the high-point elevation of the slab), while the slab at the low-point elevation was about 10” thick. The first-floor slab is constructed without any drop panels (below the slab). Reinforced concrete columns about 28” in diameter were observed between the basement level and the first-floor level.

At Levels 2 and 3 the floor construction appears to consist of a 12” deep two-way reinforced concrete slab with 5½” thick by 8’ x 8’ drop panels centered about and supported by 24” (+/-) diameter reinforced concrete columns. Concrete capitals are present at the underside of the drop panels (or at the top of the columns).

Although the roof slab was not measured, it appears that the bottom of the slab is level while the topside of the roof slab slopes to roof drains.

The basement floor consists of a concrete slab, but it was unclear whether the slab was soil-supported or is a structurally-reinforced concrete slab supported on piles. Based on conversations with the fire department, this building (and other buildings in the general vicinity) were constructed on timber piles. The thickness of the basement slab is unknown at this time.

Reinforced concrete spandrel beams support the perimeter exterior brick walls of the building, which in turn are supported by the reinforced concrete columns.

There is a large freight elevator near the south wing of the building that services all floors of the building. The walls of the elevator shaft are constructed with reinforced concrete.

The exterior of the building typically consists of exposed brick (most likely at least 12” thick, or at least three wythes of brick). The windows of the building appear to be very old (possibly the original windows) and are deteriorated.

Structural Due Diligence Report - 193 Main Street Fire Station, Whitinsville, MA

August 25, 2023

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Findings and Recommendations:

Based on our onsite observations, the existing building appears to be in relatively “decent” structural condition. However, there are some structural items that will need to be addressed, as outlined below.

- According to personnel that have worked at the building and our site observations, there are water issues in the basement that will need to be addressed. It is unclear at this time whether the water is infiltrating from below or through the foundation walls. Further investigations will be required.
- At the perimeter of the building, there are several locations where exposed rebar and spalled concrete was observed in the concrete foundation walls (see attached photos). These areas of deterioration will require structural repairs.
- Some areas of the exterior brick walls of the building are in poor condition and will require significant repointing and possibly re-bricking in localized areas.
- While the exterior of the building will require repointing of brick, the interior of the building is in good structural condition. Although the existing original structural drawings were not made available to us, it appears that the existing floor slabs were designed to sustain a relatively high design live load (most likely at least 150 pounds per square foot).
- The existing glazing system on the roof over the freight elevator is damaged and has missing and displaced glass. The roof of the freight elevator should be removed in its entirety and replaced with a new steel deck on CFMF flat roof system.
- Further testing and evaluation of the building’s foundation will be necessary to determine whether the existing basement slab is soil-supported or a reinforced concrete structural slab.

Potential Code Issues:

At this time, it is unknown whether any significant alterations to the building will be proposed in the future. Per the 2015 International Existing Building Code’s (IEBC) Work Area Compliance Method, if any alterations or renovations are to occur, the area of work within the building will determine the IEBC level of work involved in the renovation. The Work Area Compliance Method outlines three levels of work and the code requirements associated with each. Level 1 Work describes removal and replacement of any existing materials, elements, equipment, or fixtures; Level 2 Work describes any installation of new equipment, reconfiguration or extension of any system, or reconfiguration of space less than 50% of the aggregate floor area of the building; and Level 3 Work describes a reconfiguration of space greater than 50% of the aggregate

Structural Due Diligence Report - 193 Main Street Fire Station, Whitinsville, MA

August 25, 2023

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floor area of the building. The chapters of the code within the Work Area Compliance Method that are applicable to any proposed renovation scope will be Chapters 5 through 13 of the IEBC. These chapters cover the Work Area Compliance Method, repairs, alterations (Level 1-3), change of occupancy, additions, historic buildings, and relocated buildings.

For any potential Level 2 or Level 3 Work, where additional gravity loads are imparted on the structure or where the existing gravity members are reduced in capacity, a gravity load check in accordance with IBC gravity loads (and MSBC) is required, including a review of potential snow drift loads. For all gravity load cases where the existing gravity load carrying elements are not supporting additional loads and/or are not being altered in any way, the members shall be capable of supporting the loads applicable at the time the building was constructed.

We trust the above information meets your immediate requirements. Please contact us if you have any questions or comments.

Sincerely,

SOUZA, TRUE & PARTNERS, INC.



Jerome A. Yurkoski, P.E.

Senior Principal

Attachments: Photos #1–14

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Photo #1: Aerial view of subject building (via Google Earth).



Photo #2: View of underside of Level 1 slab standing in basement showing interior reinforced concrete column, column capital, and underside of two-way concrete slab. The underside of the Level 1 slab does not have any drop panels.

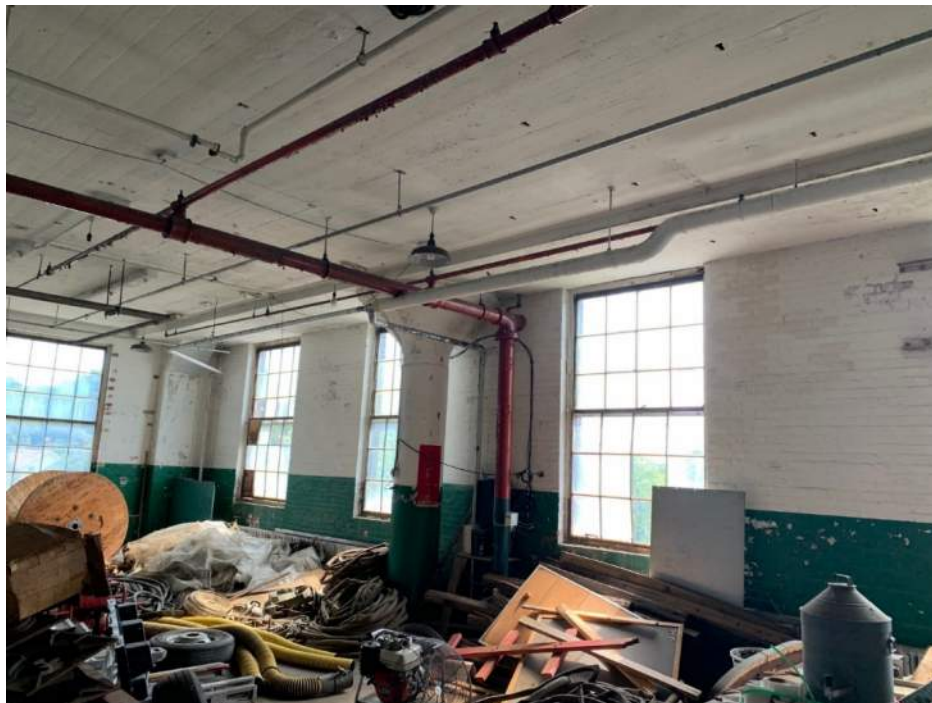


Photo #3: View of interior space at upper floor levels.



Photo #4: View of reinforced concrete column, column capital, drop panel and two-way structural slab at underside of upper floor level.



Photo #5: View of roof and short parapet along north side of building.

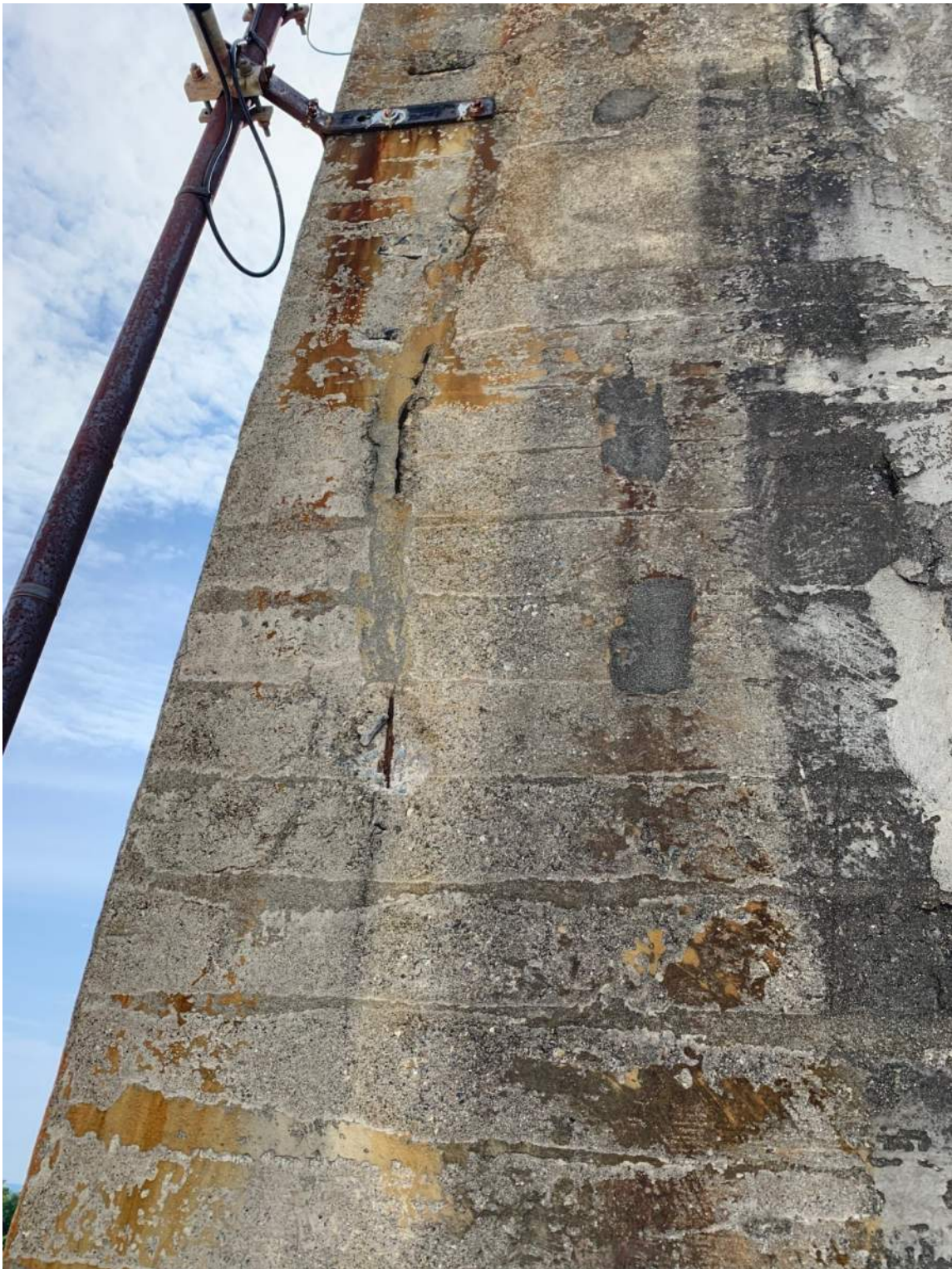


Photo #6: View of spalled and deteriorated concrete wall adjacent to freight elevator. Exposed rebar was also observed at several locations.



Photo #7: View of concrete wall on west side of freight elevator enclosure where rebar in wall is exposed and has spalled the surface of the concrete.

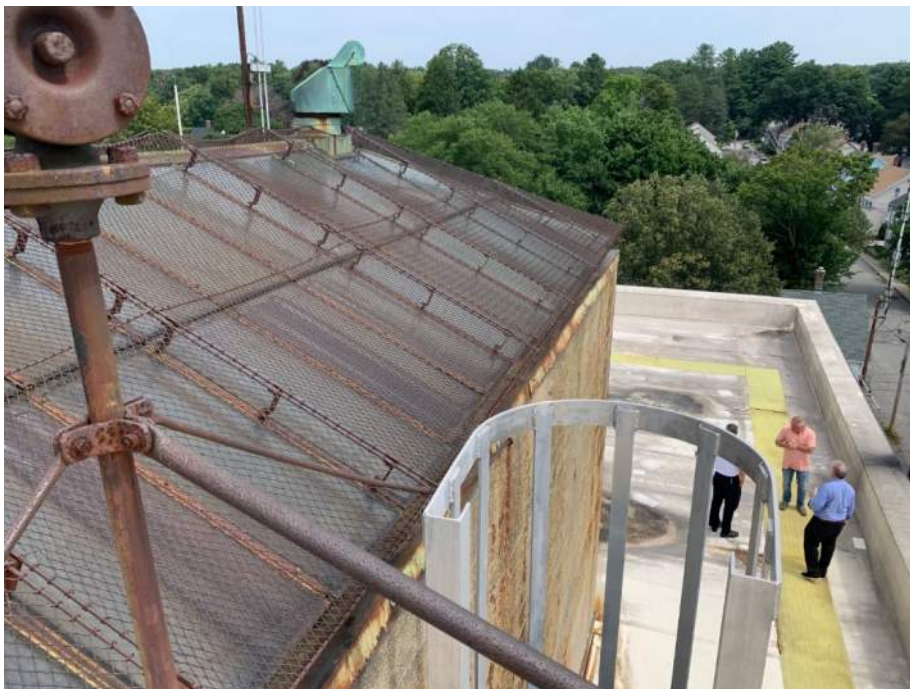


Photo #8: View of roof above freight elevator where some glazing is missing allowing water to infiltrate into elevator space. A new roof system will be required over the elevator enclosure.



Photo #9: Close-up view of opening in glazing system above freight elevator.



Photo #10: View of rear wall of building showing spalls in concrete and exposed rebar.



Photo #11: View of foundation wall along Main Street showing exposed rebar and spalled concrete.



Photo #12: Overall view of rear elevation of building.



Photo #13: Close-up view of significant crack and spalled concrete in foundation wall. Structural repairs to these types of cracks and spalls will be required.



Photo #14: Close-up view of exposed rebar at base of foundation wall near northwest corner of building.