

**TOWN OF NORTHBRIDGE
BOARD OF SELECTMEN'S MEETING
NORTHBRIDGE TOWN HALL
7 MAIN STREET - WHITINSVILLE, MA 01588
November 20, 2023 at 7:00 PM
Joint Meeting with the Trustees of Soldiers' Memorials**

PLEDGE OF ALLEGIANCE

I. APPROVAL OF MINUTES

II. PUBLIC HEARING

III. APPOINTMENTS: A. Joint appointment by the Board of Selectmen and the Trustees of Soldiers' Memorials/Kenneth Harrigan, Veteran

B. By the Board of Selectmen: Nancy Hill, Northbridge Housing Authority/**Present:** Brett Lambert, Executive Director of the Northbridge Housing Authority

IV. CITIZENS' COMMENTS/INPUT

V. DECISIONS:

C. 2024 Selectmen's Meeting Schedule/Vote to approve

D. 2024 Holiday Schedule/Vote to approve

E. Winter Parking Ban [1 AM – 6 AM, December 1, 2023 to April 1, 2024]/Vote to approve

VI. DISCUSSIONS:

F. Providence Road Development/**Present:** Steve O'Connell and Bill Renaud

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.

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 TC
11/15/23

Date: 15 NOV 2023

Name Kenneth Harrigan

P. O. Box _____

Home Address XXXXXXXXXXXXXXXXXXXXX northbridge, ma 01534

Email Address XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Telephone XXXXXXXXXXXXXXXXXXXXX Cell XXXXXXXXXXXXXXXXXXXXX

Business Buchi

Address 19 Lukens Dr. New castle DE Tel. XXXXXXXXXXXXXXXXXXXXX

Current Occupation/Title Field Service Engineer

Education High School

Governmental, Civic & Community Activities Blackstone Valley Veterans Assoc-

Charitable & Educational Activities n/a

Town Committees or Offices n/a

I am interested in the following Committees: Trustees of Soldiers Memorial

Please indicate whether the applicant and/or any family members are employed by the Town of Northbridge. Tracy Harrigan Northbridge Elementary

NAME:

PRECINCT#

TOWN OF NORTHBRIDGE

COMMITTEE INTEREST (Indicate Committee preference)

- | | |
|----------------------------------|----|
| 1. Trustees of soldiers memorial | 4. |
| 2. | 5. |
| 3. | 6. |

Present interest or business affiliation (dates, places)

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

Special skills and education (be specific)

Veteran - Town Resident 25+ years

How experience relates to particular committee interest

ADDITIONAL COMMENTS:

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

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

CHARTER

ARTICLE 7 MULTIPLE-MEMBER BODIES

(g) Filling of Vacancies

(1) Multiple-Member Body - If there is a vacancy in an elected board consisting of two or more members, other than the board of selectmen and unless under the terms of a will or other trust some other provision is made, the remaining members shall forthwith give written notice of the existence of any such vacancy to the board of selectmen. After one week's notice of the date on which the vote shall be taken, the board of selectmen with the remaining members or member of such board shall fill such vacancy by a joint vote. If such notice is not given within thirty days following the date on which said vacancy occurs, the board of selectmen shall, after one week's notice, fill such vacancy without participation by the remaining members of the multiple-member body.

**TOWN OF NORTHBRIDGE
BOARD OF SELECTMEN
REGULAR MEETING SCHEDULE
2024**

January 8	Monday
January 22	Monday
February 12	Monday
February 26	Monday
March 11	Monday
March 25	Monday
April 8	Monday
April 22	Monday
May 6	Monday
May 7 [SATM]	Tuesday
May 20	Monday
June 10	Monday
June 24	Monday
July 15	Monday
August 12	Monday
September 9	Monday
September 23	Monday
October 7	Monday
October 21	Monday
October 22 [FATM]	Tuesday
November 4	Monday
November 18	Monday
December 2	Monday
December 16	Monday

***Subject to revisions and the calling of special meetings.**

2024 Calendar

January						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

February						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29		

March						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
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10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

April						
Su	Mo	Tu	We	Th	Fr	Sa
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14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

May						
Su	Mo	Tu	We	Th	Fr	Sa
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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

June						
Su	Mo	Tu	We	Th	Fr	Sa
						1
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16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

July						
Su	Mo	Tu	We	Th	Fr	Sa
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21	22	23	24	25	26	27
28	29	30	31			

August						
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25	26	27	28	29	30	31

September						
Su	Mo	Tu	We	Th	Fr	Sa
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15	16	17	18	19	20	21
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29	30					

October						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
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27	28	29	30	31		

November						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
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17	18	19	20	21	22	23
24	25	26	27	28	29	30

December						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

Federal Holidays 2024

Jan 1	New Year's Day	May 27	Memorial Day	Sep 2	Labor Day	Nov 28	Thanksgiving Day
Jan 15	Martin Luther King Day	Jun 19	Juneteenth	Oct 14	Columbus Day	Dec 25	Christmas Day
Feb 19	Presidents' Day	Jul 4	Independence Day	Nov 11	Veterans Day		

2024 HOLIDAYS

Monday, January 1st	New Year's Eve /Observed
Monday, January 1st	New Year's Day/Holiday
Tuesday, January 2nd	New Year's Day/Observed*
Monday, January 15th	Martin Luther King, Jr. Day/Holiday
Monday, February 19th	Presidents' Day/Holiday
Friday, March 29th	Good Friday/Close at Noon*
Monday, April 15th	Patriots' Day/Holiday
Monday, May 27th	Memorial Day/Holiday
Wednesday, June 19th	Juneteenth/Holiday
Thursday, July 4th	Independence Day
Monday, September 2nd	Labor Day/Holiday
Monday, October 14th	Columbus Day/Holiday
Monday, November 11th	Veterans Day/Holiday
Thursday, November 28th	Thanksgiving Day/Holiday
Friday, November 29th	Holiday*
Tuesday, December 24th	Christmas Eve/Holiday
Wednesday, December 25th	Christmas Day/Holiday
Tuesday, December 31st	New Year's Eve/Holiday
Wednesday, January 1st	New Year's Day/Holiday

SPECIAL DATES

<i>Tuesday, May 7th</i>	<i>Spring Annual Town Meeting</i>
<i>Tuesday, May 21st</i>	<i>Annual Town Election</i>
<i>Tuesday, October 22nd</i>	<i>Fall Annual Town Meeting</i>

***Employees covered by AFL-CIO Contract and Town Personnel By-Laws only.
(Subject to future Collective Bargaining Agreements)**



TIMOTHY LABRIE
CHIEF OF POLICE

**TOWN OF NORTHBRIDGE
DEPARTMENT OF POLICE**

1 HOPE STREET, WHITINSVILLE, MA 01588
www.northbridgepolice.com
TEL (508) 234-6211 • FAX (508) 234-9021



JOHN OUILLETTE
LIEUTENANT

E.

The all night parking ban for the Town of Northbridge will go into effect on December 1, 2023 and continue through April 1, 2024. The April 1st date may be extended if weather conditions make it necessary. The ban is effective from 1:00 am. to 6:00 a.m. The ban is applicable to all streets in the Town of Northbridge with the following exceptions:

ON BOTH SIDES:

Cove Place

ON THE EVEN NUMBERED SIDE:

- D Street
- High Street
- Linden Street
- Main Street from Buma Square to Border Street
- Maple Court
- Overlook Street
- Upper High Street from #66 to #100
- Water Street from Main Street to gate at the Shop yard entrance
- Johnston Ave. from Brook Street to the end of Johnston Ave @ dead end
- Upper Border Street from D Street North

ON THE ODD NUMBERED SIDE:

- East Street from Johnston Ave to Christian Church parking lot
- Forest Street
- Johnston Avenue from Church Street to East Street
- Pine Street
- Prospect Street from Cottage Street to Church Street
- Water Street from gate behind Fire Station to bottom of hill, 20 feet North of fire hydrant
- Granite Street from #23 Granite to East Street

Violators of the ban will be tagged and if interfering with snow removal operations will be towed at the owner's expense.

Timothy Labrie
Chief of Police

11/13/23

F.

Dear Selectmen:

I am part of a group that owns property in town. Thank you for the opportunity to present to you and the public our desired plans to develop a ±72-acre property on Providence Road. This property, as you will recall abuts the town-owned parcel consisting of approximately ±21-acres located across the street from the town's wastewater treatment plant. Both properties are currently zoned Industrial-Two (I2) on Providence Road (Route 122).

These properties remain undeveloped, where the land-uses for Industrial-Two (warehousing, trucking, manufacturing, etc.) may no longer be considered highest and best use nor appropriate for its location. Today, Industrial /warehousing & trucking facilities prefer to be located along transportation corridors such as Route 146 & 495 and not Route 122/Providence Road. One could construct a warehousing & distribution center under current Zoning on the site, however this would result in increased truck traffic throughout town (including Church Street) in order to access Route 146 & 495. Another option for the site under current zoning is to construct a large-scale solar farm.

We are looking to develop the property as Residential Mixed-Use, consisting of senior housing, apartments, and commercial/retail along Providence Road. This would require a Zoning Amendment at Town Meeting.

In addition to abutting the town-owned parcel on Providence Road, our site abuts the High School upper ballfields to the rear of the property. Understanding there is a need and preference to have improved access to the upper ballfields, our conceptual development plan includes an access drive to the ballfields (with parking). We see this as an added benefit to the Town.

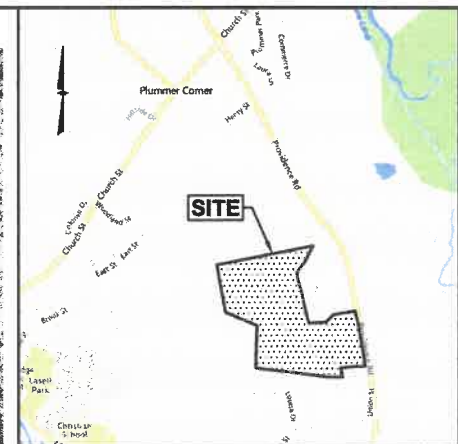
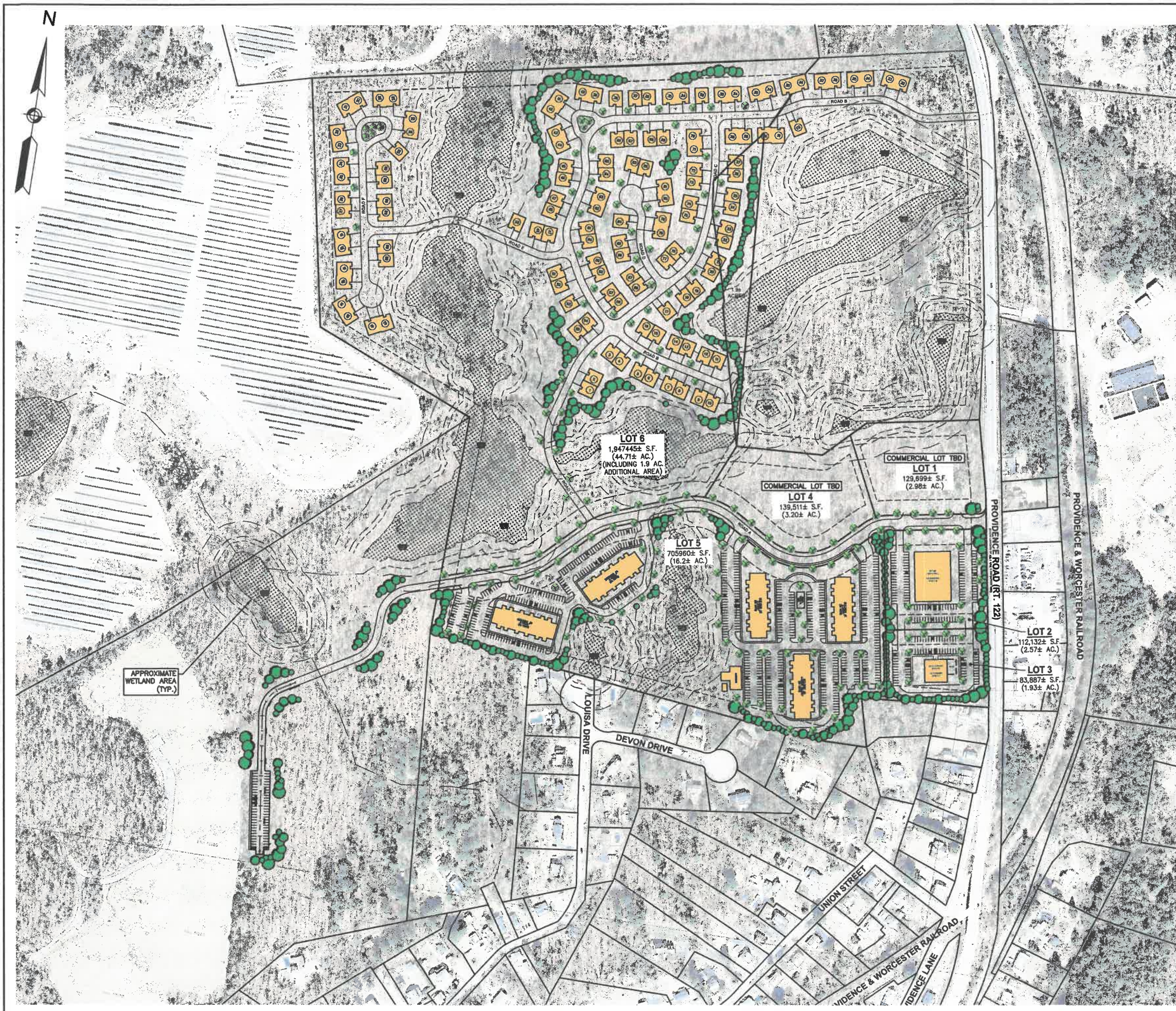
We had approached the town a few times about acquiring the town-owned parcel and amending the Zoning. An article to dispose of the town-owned property was considered at Town Meeting, however turned down as voters expressed a desire to maintain the land as open space. Recognizing this, our conceptual development plans maintain the majority of the town-owned parcel as Open Space and would include specific improvements, such as dedicated parking, walking trails, playground areas, open-grassed area with pavilion, and perhaps tennis courts to replace the two (2) potentially being lost at the community center. The town-owned parcel would also be used for a secondary means of access/egress on Providence Road; where upon completion of the project, the Open Space parcel would be gifted back to the Town. In retrospect, we did not do a good job of educating the public on the positive aspects of the proposal.

The Planning Board was approached 2 years ago about the idea of rezoning the property from Industrial to Residential Mixed-Use. The Planning Board stated a need to prepare a Housing Production Plan before offering its position. This past year the Planning Board hired a consultant and the Housing Production Plan was completed this summer. The Housing Production Plan identifies the town's housing needs which includes more affordable housing options, including rentals and senior housing.

Our conceptual development plan proposes ±120 senior housing dwelling units, ±255 apartment units, and 2 to 3 commercial/retail pad sites. And will include an affordability component (% to be determined) to help address the Town's affordable housing needs. The roadways and parking areas associated with the senior housing and apartments would remain private and not the maintenance responsibility of the Town. The actual density (total number of units) would be in accordance with the new zoning bylaw provisions; to be adopted at a Town Meeting. The affordable units would be offered to income-eligible town residents and local employees having first choice.

An initial draft of a Zoning amendment has been submitted to the Planning Board however not discussed at this time as the Planning Board prefers to have us present our proposal to the Board of Selectmen before they review and offer feedback.

In closing, we are seeking the Board of Selectmen's support of the project proposal and ask them to sponsor a warrant article for the 2024 Spring Town Meeting to reconsider disposal of the town-owned parcel on Providence Road. Similarly, we will continue to work with the Planning Board in preparing a zoning amendment article to be submitted by petition for Town Meeting.



CONCEPTUAL LAYOUT UNIT & PARKING TABLE

8 SINGLE UNITS = 8 UNITS
 60 DUPLEXES = 120 UNITS
 5 APARTMENT BUILDINGS = 268 UNITS
TOTAL = 394 UNITS

APARTMENT BUILDINGS PARKING:
 550 SPACES ± (2.07 SPACES PER UNIT)

ATHLETIC FIELDS PARKING:
 55 SPACES (INCLUDING 3 ADA SPACES)

PLAN REFERENCES:

1) CONCEPTUAL LAYOUT PLAN #76- NORTHBRIDGE COMMERCE PARK, SCALE 1"=150', DATED JANUARY 16, 2023, PREPARED BY TURNING POINT ENGINEERING.

REVISIONS

NO.	REVISION	DATE

NO.	REVISION	DATE
		NOVEMBER 13, 2023
DRAWN/DESIGN BY	CHECKED BY	
GMP	DRJ	

CONCEPT SITE PLAN

SCALE: 1"=150'
 PROJECT NO. NEX-2300355

