

**TOWN OF NORTHBRIDGE
BOARD OF SELECTMEN'S MEETING
NORTHBRIDGE TOWN HALL
7 MAIN STREET - WHITINSVILLE, MA 01588
March 13, 2023 at 7 PM (Regular Session)
6:30 PM (Executive Session)**

RECEIVED
23 MAR -9 PM 12:12
TOWN OF NORTHBRIDGE
CLERK'S OFFICE

PLEDGE OF ALLEGIANCE

Visit from State Senator Ryan Fattman

I. APPROVAL OF MINUTES

II. PUBLIC HEARING

III. APPOINTMENTS/RESIGNATIONS: A. 1) RESIGNATION: Carole Sweeney, Council on Aging **2) APPOINTMENT:** Stephanie Brill, Council on Aging

IV. CITIZENS' COMMENTS/INPUT: B. Anthony Penticost, Smith Street (private way) / Condition of road

V. DECISIONS:

C. Blackstone Valley Veterans Association/**1)** Request to hold a Memorial Day Parade in Whitinsville on Monday, May 29, 2023 at 10:00 AM **2)** Request permission to use Memorial Park for Memorial Day exercises/**Present:** Dan Lessard

D. Vote to support Treasurer's decision to borrow for 15 years for Castle Hill Farm Purchase (with CPC funds)/**Present:** Julie Harris, Treasurer/Collector

E. Open Sky Community Services/Request to hang a banner across Church Street from May 21, 2023 to June 3, 2023 to advertise the Valley Friendship Tour on June 3, 2023

F. Pine Grove Cemetery Deed/**1)** Amy Depasquale [Lot No. 63B (South), one full grave] **2)** Steven Sinson [Lot No. 32A & 31B, Walnut Path, two graves]

VI. DISCUSSIONS:

Joint meeting w/ the Trustees of Soldiers' Memorials

G. Trustees of Soldiers' Memorials: Award Program Presentation/**Present:** Trustees Members

H. Conservation Commission/Request to manage Benson Road Town-Owned Land / **Present:** David Pickart

VII. TOWN MANAGER'S REPORT

VIII. SELECTMEN'S CONCERNS

IX. ITEMS FOR FUTURE AGENDA

X. CORRESPONDENCE

XI. EXECUTIVE SESSION: I. 6:30 PM - pursuant to the provisions of G.L. c.30A, §21(a)(3) to discuss strategy with respect to litigation, as an open meeting may have a detrimental effect on the litigating position of the public body and the chair so declares (Opioid Litigation).

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

Melissa Ciaramitaro

To: Kelly Bol
Subject: RE: COA resignation

From: Kelly Bol <kbol@northbridgemass.org>
Sent: Thursday, March 02, 2023 4:46 PM
To: Sharon Susienka <ssusienka@northbridgemass.org>; Melissa Ciaramitaro <mciamitaro@northbridgemass.org>
Cc: Adam Gaudette <agaudette@northbridgemass.org>
Subject: Fwd: COA resignation

Hello Sharon and Melissa,

Forwarding the official resignation of COA Board Member, Carole Sweeney. Please let me know if this is sufficient.

Thank you and have a great evening!
Kelly

Kelly S. Bol, Director
Northbridge Council on Aging
20 Highland Street
Whitinsville, MA 01588
508-234-2002

From: Carole Sweeney <caroleswe@gmail.com>
Sent: Thursday, March 2, 2023 3:59 PM
To: Kelly Bol <kbol@northbridgemass.org>
Subject:

Retirement from COA Board

Dear Kelly,
As discussed during your telephone call earlier this morning, I am here submitting notification of my long previous retirement from the Board of the Northbridge Council On Aging.

I continue to hold said Board, Officers, and Members in the highest regard..

Sincerely,
Carole M. Sweeney

TOWN OF NORTHBRIDGE

A.2.

20 Highland Street
Whitinsville, MA 01588



Phone: 508.234.2002
Fax: 508.234.0804

WWW.NORTHBRIDGEMASS.ORG/COUNCIL-ON-AGING

March 7, 2023

Northbridge Board of Selectmen
C/o Adam Gaudette, Town Manager
7 Main Street
Whitinsville, MA 01588

Dear Mr. Gaudette and Board of Selectmen:

The Northbridge Council on Aging met for their regular meeting on January 10, 2023, to recommend the following:

The COA Board unanimously voted to recommend appointment of Stefanie Brill to fill the seat vacated by Ms. Carole Sweeney

We appreciate your consideration and will be available to attend a Board of Selectmen Meeting at your request.

Sincerely,

Kelly Bol

Kelly Bol, Director

Jean Mistretta

Jean Mistretta, COA Chairman

TALENT BANK APPLICATION

please return to:

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

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

Date: 3/9/23

Name Stefanie Brill

P. O. Box _____

Home Address 17 Cottage St Whitinsville MA 01588

Email Address stefanie.brill@icloud.com

Telephone — Cell (508) 854-8258

Business —

Address — Tel. _____

Current Occupation/Title —

Education _____

Governmental, Civic & Community Activities _____

Charitable & Educational Activities _____

Town Committees or Offices _____

I am interested in the following Committees: Council on Aging

Please indicate whether the applicant and/or any family members are employed by the Town of Northbridge. Not currently. I was substitute van/bus driver at the senior center more than five years ago.

NAME: Stefanie Brill

PRECINCT# 1

TOWN OF NORTHBRIDGE

COMMITTEE INTEREST (Indicate Committee preference)

- | | |
|---------------------|----|
| 1. Council on Aging | 4. |
| 2. | 5. |
| 3. | 6. |

Present interest or business affiliation (dates, places)

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

I am a longtime volunteer at the senior center. From 2014-2020 I helped out at the front desk every Monday morning, assisted with other projects as needed, and was a volunteer medical driver.

I currently bring Hanaford's bakery donations to the senior center every Monday.

Special skills and education (be specific)

How experience relates to particular committee interest

ADDITIONAL COMMENTS:

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

Melissa Ciaramitaro

From: Linda Zywiec
Sent: Tuesday, February 21, 2023 6:10 AM
To: Sharon Susienka; Melissa Ciaramitaro
Subject: Fwd: [Northbridge MA] Memorial Day Parade (Sent by Daniel Lessard, derbydan476@gmail.com)

Forwarding for your attention.

Get [Outlook for iOS](#)

From: Contact form at Northbridge MA <cmsmailer@civicplus.com>
Sent: Monday, February 20, 2023 8:39:09 AM
To: Linda Zywiec <lzywiec@northbridgemass.org>
Subject: [Northbridge MA] Memorial Day Parade (Sent by Daniel Lessard, derbydan476@gmail.com)

Hello lzywiec,

Daniel Lessard (derbydan476@gmail.com) has sent you a message via your contact form (<https://www.northbridgemass.org/users/lzywiec/contact>) at Northbridge MA.

If you don't want to receive such e-mails, you can change your settings at <https://www.northbridgemass.org/user/88/edit>.

Message:

The Blackstone Valley Veterans Association is requesting to be placed in the agenda for the next selectman's meeting. The association is requesting permission to organize and develop this years Memorial Day Parade for the town of Northbridge.

If you have any questions please do not hesitate to contact me.

Thank You for your help
Dan Lessard
508 341 9559



TOWN OF NORTHBRIDGE, MASSACHUSETTS
COMMUNITY PRESERVATION COMMITTEE

7 MAIN STREET, WHITINSVILLE, MA 01588
cpc@northbridgemass.org

March 07, 2023

Adam Gaudette, Town Manager
Northbridge Memorial Town Hall
Whitinsville, MA 01588

RE: Castle Hill Farm -Land Acquisition
15-Year Borrowing (CPA Funds)

Dear Mr. Gaudette:

Please be advised at its meeting of Monday, March 06, 2023 the Community Preservation Committee reviewed the debt service estimates provided for 15, 20 & 30-year repayment schedules (enclosed) for the borrowing of \$1,200,000.00 in Community Preservation Act Funds (CPA) for the purchase of Castle Hill Farm (portion of) as authorized at the 2022 Fall Annual Town Meeting (Art. #3, Oct 25 2022).

As a general rule, Northbridge shall keep the annual debt service under 75% of its local surcharge revenue to account for annual appropriation of CPA Funds. Where each fiscal year a minimum of 10% of the local surcharge is required to be appropriated for Historic Resources; Community Housing; and Open Space & Recreation, as well as 5% for expenses and administrative services (-see Art. #10 & Art. #11 2023 SATM).

It is anticipated Northbridge's local surcharge will be in the range of \$200,000.00 for 2023 and may likely increase in subsequent years. Though the Committee would prefer not to over commit its future CPA funding towards one project, the Committee recognizes the benefits (savings) of a shorter borrowing vs a 30-year term, where paying less annually may allow for other projects to be funded through CPA.

The Committee voted unanimously to support and recommend a 15-year borrowing, with an annual debt service not to exceed \$150,000.00 (75% of local surcharge revenue). The Committee will rely on and defer to the town's financial team to confirm the town's CPA Fund borrowing capacity for a 15-year term.

If you should have any questions or require additional information, please contact the Planning office.

Sincerely,

R. Gary Bechtholdt II
Town Planner/CPC Admin

Cc: BOS Town Accountant Town Treasurer NbridgeCPC /File

**TOWN OF NORTHBRIDGE
ESTIMATED DEBT SERVICE
\$1,200,000 BONDS
15 YEARS**

| REPAY YEAR | BONDED PRINCIPAL OUTSTANDING | PRINCIPAL PAYMENT | BOND INTEREST 3.75% | ANNUAL DEBT SERVICE |
|-----------------------|---|------------------------------|------------------------------------|------------------------------------|
| 0 | \$1,200,000 | \$0 | \$0 | \$0 |
| 1 | \$1,120,000 | \$80,000 | \$45,000 | \$125,000 |
| 2 | \$1,040,000 | \$80,000 | \$42,000 | \$122,000 |
| 3 | \$960,000 | \$80,000 | \$39,000 | \$119,000 |
| 4 | \$880,000 | \$80,000 | \$36,000 | \$116,000 |
| 5 | \$800,000 | \$80,000 | \$33,000 | \$113,000 |
| 6 | \$720,000 | \$80,000 | \$30,000 | \$110,000 |
| 7 | \$640,000 | \$80,000 | \$27,000 | \$107,000 |
| 8 | \$560,000 | \$80,000 | \$24,000 | \$104,000 |
| 9 | \$480,000 | \$80,000 | \$21,000 | \$101,000 |
| 10 | \$400,000 | \$80,000 | \$18,000 | \$98,000 |
| 11 | \$320,000 | \$80,000 | \$15,000 | \$95,000 |
| 12 | \$240,000 | \$80,000 | \$12,000 | \$92,000 |
| 13 | \$160,000 | \$80,000 | \$9,000 | \$89,000 |
| 14 | \$80,000 | \$80,000 | \$6,000 | \$86,000 |
| 15 | \$0 | \$80,000 | \$3,000 | \$83,000 |
| | | \$1,200,000 | \$360,000 | \$1,560,000 |

**TOWN OF NORTHBRIDGE
ESTIMATED DEBT SERVICE
\$1,200,000 BONDS
20 YEARS**

| REPAY YEAR | BONDED PRINCIPAL OUTSTANDING | PRINCIPAL PAYMENT | BOND INTEREST 4.25% | ANNUAL DEBT SERVICE |
|-----------------------|---|------------------------------|------------------------------------|------------------------------------|
| 0 | \$1,200,000 | \$0 | \$0 | \$0 |
| 1 | \$1,140,000 | \$60,000 | \$51,000 | \$111,000 |
| 2 | \$1,080,000 | \$60,000 | \$48,450 | \$108,450 |
| 3 | \$1,020,000 | \$60,000 | \$45,900 | \$105,900 |
| 4 | \$960,000 | \$60,000 | \$43,350 | \$103,350 |
| 5 | \$900,000 | \$60,000 | \$40,800 | \$100,800 |
| 6 | \$840,000 | \$60,000 | \$38,250 | \$98,250 |
| 7 | \$780,000 | \$60,000 | \$35,700 | \$95,700 |
| 8 | \$720,000 | \$60,000 | \$33,150 | \$93,150 |
| 9 | \$660,000 | \$60,000 | \$30,600 | \$90,600 |
| 10 | \$600,000 | \$60,000 | \$28,050 | \$88,050 |
| 11 | \$540,000 | \$60,000 | \$25,500 | \$85,500 |
| 12 | \$480,000 | \$60,000 | \$22,950 | \$82,950 |
| 13 | \$420,000 | \$60,000 | \$20,400 | \$80,400 |
| 14 | \$360,000 | \$60,000 | \$17,850 | \$77,850 |
| 15 | \$300,000 | \$60,000 | \$15,300 | \$75,300 |
| 16 | \$240,000 | \$60,000 | \$12,750 | \$72,750 |
| 17 | \$180,000 | \$60,000 | \$10,200 | \$70,200 |
| 18 | \$120,000 | \$60,000 | \$7,650 | \$67,650 |
| 19 | \$60,000 | \$60,000 | \$5,100 | \$65,100 |
| 20 | \$0 | \$60,000 | \$2,550 | \$62,550 |
| | | \$1,200,000 | \$535,500 | \$1,735,500 |

**TOWN OF NORTHBRIDGE
ESTIMATED DEBT SERVICE
\$1,200,000 BONDS
30 YEARS**

| REPAY YEAR | BONDED PRINCIPAL OUTSTANDING | PRINCIPAL PAYMENT | BOND INTEREST 4.75% | ANNUAL DEBT SERVICE |
|-----------------------|---|------------------------------|------------------------------------|------------------------------------|
| 0 | \$1,200,000 | \$0 | \$0 | \$0 |
| 1 | \$1,160,000 | \$40,000 | \$57,000 | \$97,000 |
| 2 | \$1,120,000 | \$40,000 | \$55,100 | \$95,100 |
| 3 | \$1,080,000 | \$40,000 | \$53,200 | \$93,200 |
| 4 | \$1,040,000 | \$40,000 | \$51,300 | \$91,300 |
| 5 | \$1,000,000 | \$40,000 | \$49,400 | \$89,400 |
| 6 | \$960,000 | \$40,000 | \$47,500 | \$87,500 |
| 7 | \$920,000 | \$40,000 | \$45,600 | \$85,600 |
| 8 | \$880,000 | \$40,000 | \$43,700 | \$83,700 |
| 9 | \$840,000 | \$40,000 | \$41,800 | \$81,800 |
| 10 | \$800,000 | \$40,000 | \$39,900 | \$79,900 |
| 11 | \$760,000 | \$40,000 | \$38,000 | \$78,000 |
| 12 | \$720,000 | \$40,000 | \$36,100 | \$76,100 |
| 13 | \$680,000 | \$40,000 | \$34,200 | \$74,200 |
| 14 | \$640,000 | \$40,000 | \$32,300 | \$72,300 |
| 15 | \$600,000 | \$40,000 | \$30,400 | \$70,400 |
| 16 | \$560,000 | \$40,000 | \$28,500 | \$68,500 |
| 17 | \$520,000 | \$40,000 | \$26,600 | \$66,600 |
| 18 | \$480,000 | \$40,000 | \$24,700 | \$64,700 |
| 19 | \$440,000 | \$40,000 | \$22,800 | \$62,800 |
| 20 | \$400,000 | \$40,000 | \$20,900 | \$60,900 |
| 21 | \$360,000 | \$40,000 | \$19,000 | \$59,000 |
| 22 | \$320,000 | \$40,000 | \$17,100 | \$57,100 |
| 23 | \$280,000 | \$40,000 | \$15,200 | \$55,200 |
| 24 | \$240,000 | \$40,000 | \$13,300 | \$53,300 |
| 25 | \$200,000 | \$40,000 | \$11,400 | \$51,400 |
| 26 | \$160,000 | \$40,000 | \$9,500 | \$49,500 |
| 27 | \$120,000 | \$40,000 | \$7,600 | \$47,600 |
| 28 | \$80,000 | \$40,000 | \$5,700 | \$45,700 |
| 29 | \$40,000 | \$40,000 | \$3,800 | \$43,800 |
| 30 | \$0 | \$40,000 | \$1,900 | \$41,900 |
| | | \$1,200,000 | \$883,500 | \$2,083,500 |

Melissa Ciaramitaro

From: Catherine Twing-Irish (she/her/hers) <Catherine.TwingIrish@openskycs.org>
Sent: Wednesday, March 01, 2023 11:54 AM
To: Melissa Ciaramitaro
Subject: Re: Banner Approval

Hi Melissa,

Yes, we would like to book the banner for those two weeks. Please let me know when the banner is needed at the fire station.

Here is the message for the bulletin board. Let me know if it's too long:

Valley Friendship Tour
Run, Walk, Bike
June 3rd
openskycs.org/vft

I am organizing the event this year. What is the process for road race approval? I will also be filing the paperwork for our raffle permit renewal prior to June.

Thank you,
Catherine



Catherine Twing-Irish (she/her/hers)
Senior Director of Advancement and Marketing
Open Sky Community Services
50 Douglas Rd
Whitinsville, MA 01588
Office: (508) 318-7511 | Fax: (508) 318-7511

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From: Melissa Ciaramitaro <mciamitaro@northbridgema.org>
Sent: Wednesday, March 1, 2023 10:45 AM
To: Catherine Twing-Irish (she/her/hers) <Catherine.TwingIrish@openskycs.org>
Subject: RE: Banner Approval

Good morning Catherine,

The banner is available from May 21, 2023 to June 3, 2023 if you would like to book those two weeks. Let me know and I can add it to the agenda on March 13th for Selectmen approval.

The bulletin board is available May 22nd – May 29th. Please let me know what you would like for wording and I can get that booked.

Do you know if whoever is coordinating the race is ready to move forward with the approvals for the road race as well?

Thank you

*Melissa Ciaramitaro, Sr. Adm. Asst./HR. Asst.
Town Manager's Office
Town of Northbridge
7 Main Street Whitinsville, MA 01588
Phone: 508-234-2095 Ext. 1202*

From: Catherine Twing-Irish (she/her/hers) <Catherine.TwingIrish@openskycs.org>
Sent: Wednesday, March 01, 2023 9:54 AM
To: Melissa Ciaramitaro <mciaramitaro@northbridgemass.org>
Subject: Re: Banner Approval

Hi Melissa,

I hope you are doing well! We are starting to plan for our Valley Friendship Tour event to be held June 3rd this year. I wanted to reach out to reserve time to have our banner hung on Church St again, and to reserve space on the sign by town hall. Please let me know if this is possible.

Thank you,
Catherine



Catherine Twing-Irish (she/her/hers)
Senior Director of Advancement and Marketing
Open Sky Community Services
50 Douglas Rd
Whitinsville, MA 01588
Office: (508) 318-7511 | Fax: (508) 318-7511

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From: Melissa Ciaramitaro <mciaramitaro@northbridgemass.org>
Sent: Tuesday, April 26, 2022 11:02 AM
To: Catherine Twing (she/her/hers) <Catherine.Twing@openskycs.org>
Subject: RE: Banner Approval

Perfect. Thank you.

Hope you have a great day as well.

Know all Men by These Presents, **F. 1.**

That the Town of Northbridge, in the County of Worcester and Commonwealth of Massachusetts, in consideration of One Thousand Six Hundred Dollars, paid by **Amy Depasquale of 422 Fowler Road, Northbridge, MA, 01534**, the receipt of which is hereby acknowledged, does sell and convey to said **Amy Depasquale**, that certain cemetery **Lot Number 63B (South), one full burial grave situated on the way called Fir Avenue in the Pine Grove Cemetery**, and the sole and exclusive right of burial of the dead therein, subject to the following rules and restrictions for the regulation and government of said Cemetery; viz:

1st. That the said Lot shall not be used for any other purpose than as a place of burial for the dead, and proper Cemetery uses, such as the Town may approve; and no trees within the Lot or the Cemetery shall be cut down or destroyed without consent of the Town.

2nd. That if any trees or shrubs in said Lot shall become in any way detrimental to the adjacent lots or avenues, or dangerous or inconvenient, the Town shall have the right to enter into said Lot and remove said trees or shrubs, or such parts thereof as are dangerous, detrimental or inconvenient.

3rd. That if any monument or other structure whatever, or any inscription, be placed in the said Lot which shall be determined by the Town to be offensive, the Town shall have the right to enter upon said Lot and remove said offensive or improper object or objects.

4th. If a fence shall at any time be erected or placed in or around said Lot, the materials or design of which shall not be approved by the Town, it must be forthwith removed upon direction of the Town, and if not so removed the Town shall have the right to enter upon said Lot and remove said fence.

5th. The said lot shall be holden subject to all by-laws, rules and regulations made and to be made by the Town.

IN WITNESS WHEREOF, the said Town of Northbridge has caused these presents to be signed and sealed by its Board of Selectmen, this 13th day of March, in the year of our Lord Two Thousand Twenty-Three.

Know all Men by These Presents, **F.2.**

That the Town of Northbridge, in the County of Worcester and Commonwealth of Massachusetts, in consideration of Three Thousand Two Hundred Dollars, paid by **Steven E. Sinson, of 180 Whitins Rd, Sutton, MA, 01590**, the receipt of which is hereby acknowledged, does sell and convey to said **Steven E. Sinson**, two grave burial **Lot Numbers 32A and 31B, situated on the way called Walnut Path, in the Pine Grove Cemetery**, and the sole and exclusive right of burial of the dead therein, subject to the following rules and restrictions for the regulation and government of said Cemetery; viz:

1st. That the said Lot shall not be used for any other purpose than as a place of burial for the dead, and proper Cemetery uses, such as the Town may approve; and no trees within the Lot or the Cemetery shall be cut down or destroyed without consent of the Town.

2nd. That if any trees or shrubs in said Lot shall become in any way detrimental to the adjacent lots or avenues, or dangerous or inconvenient, the Town shall have the right to enter into said Lot and remove said trees or shrubs, or such parts thereof as are dangerous, detrimental or inconvenient.

3rd. That if any monument or other structure whatever, or any inscription, be placed in the said Lot which shall be determined by the Town to be offensive, the Town shall have the right to enter upon said Lot and remove said offensive or improper object or objects.

4th. If a fence shall at any time be erected or placed in or around said Lot, the materials or design of which shall not be approved by the Town, it must be forthwith removed upon direction of the Town, and if not so removed the Town shall have the right to enter upon said Lot and remove said fence.

5th. The said lot shall be holden subject to all by-laws, rules and regulations made and to be made by the Town.

IN WITNESS WHEREOF, the said Town of Northbridge has caused these presents to be signed and sealed by its Board of Selectmen, this 13th day of March, in the year of our Lord Two Thousand Twenty-Three.

G.

IN GRATEFUL APPRECIATION,
THE TRUSTEES OF SOLDIERS' MEMORIALS PRESENT THE

**2023 OUTSTANDING COMMUNITY SERVICE
AWARD
TO VETERAN**

FOR HIS ONGOING SERVICE TO THE CITIZENS OF NORTHBRIDGE

**TOWN OF NORTHBRIDGE
TRUSTEES OF SOLDIERS' MEMORIALS**

**OUTSTANDING COMMUNITY SERVICE
AWARD**

1. PURPOSE

After serving our country in the military, many of our town's veterans have come home to Northbridge and continued to serve our community with distinction, giving outstanding leadership to their church, town, or other communities activities. The Trustees of Soldiers' Memorials would like to honor one of these special individuals annually.

2. THE PLAN

- a. Any organization or individual could nominate an individual by completing a Nomination Form to the Trustees of Soldiers' Memorials with the following criteria:
 - i. The nominee would be any veteran, living or dead, who resides or did reside in Northbridge.
 - ii. Submissions for consideration would be due by April 1st annually.
 - iii. Veterans who have specifically been recognized with a Square or Memorial will not be eligible.
 - iv. Individuals will be considered for outstanding community service outside of their military service.
 - v. One individual will be selected each year and will be recognized at the town's Memorial Day Service with a plaque affixed to one of the benches located around town

3. THE NOMINATION

Name: _____

Address: _____

_____ zip _____

Phone: (____) _____

Email: _____

Military Service Branch: _____ Dates: _____

SUMMARY OF THIS VETERAN'S ACTIVITY (attach additional pages if necessary)

SUBMITTED BY:

Name: _____ Signature: _____

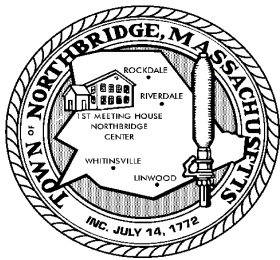
Address: _____ Date: _____

_____ Zip _____

Phone: (____) _____

Email: _____

(revised 11/22/22)



TOWN OF NORTHBRIDGE, MASSACHUSETTS
CONSERVATION COMMISSION

David Pickart, Conservation Agent
7 Main Street Whitinsville, MA 01588
Phone: (508) 234.0817
dpickart@northbridgemass.org

MEMORANDUM

Date: February 17, 2023
TO: Adam Gaudette, Town Manager
From: David Pickart, Conservation Agent
RE: **Town-Owned Surplus Property, Map 17/Parcels 6 and 28
Benson Road**

The Conservation Commission has recently become aware that the Town is considering selling off two lots it currently owns that are located north of Benson Road. Based on a recently completed assessment of all undeveloped town-owned land (which was done as part of the soon to be finalized 2023 Open Space & Recreation Plan Update), a variety of important ecological resources are located on these lots (which collectively comprise a total of 36.7 acres of land). These include:

- A Certified Vernal Pool (currently only two in town);
- At least three areas that potentially provide vernal pool breeding habitat;
- Approximately 35 acres of Vernal Pool Core Habitat (as designated in the BioMap of Northbridge produced by the Natural Heritage & Endangered Species Program);
- Large areas that have been identified as Prime Forest by the Agricultural Research Station of UMass Amherst; and
- Multiple pristine wooded swamps and intermittent stream systems.

Because of the features noted above, the two lots are specifically identified as being of conservation interest and have been targeted for preservation in the 2023 Open Space & Recreation Plan Update.

The Commission reviewed the values of the lots at its meeting on February 15, 2023 and voted to request that the Town Manager/Board of Selectmen formally assign the land as being under its management. If approved, the land would be retained for conservation and passive recreational uses. A portion of the property that has frontage on Benson Road could be carved out and sold as a buildable lot.

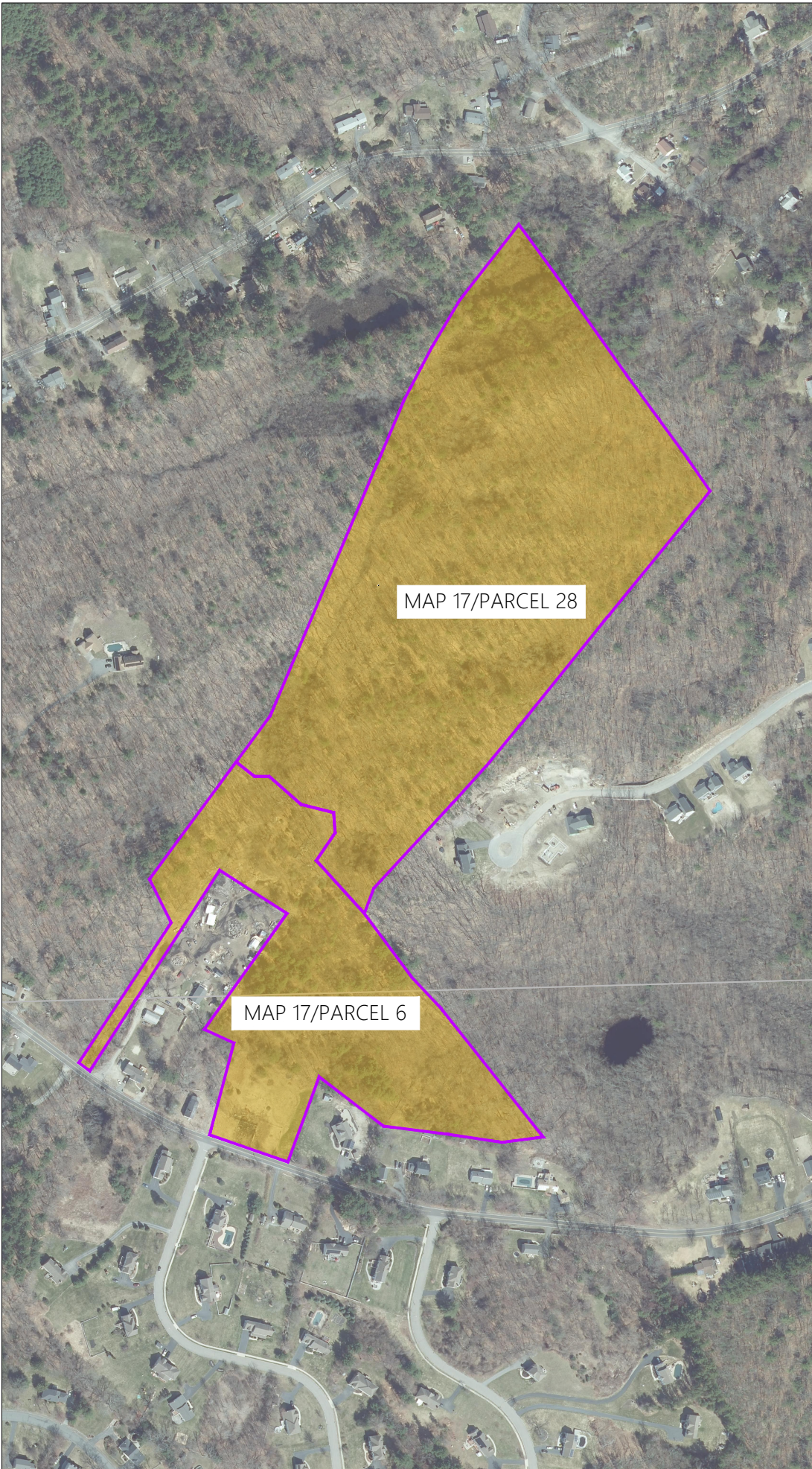
Graphics displaying the extent of important resources on the property and potential single family house lot are attached.

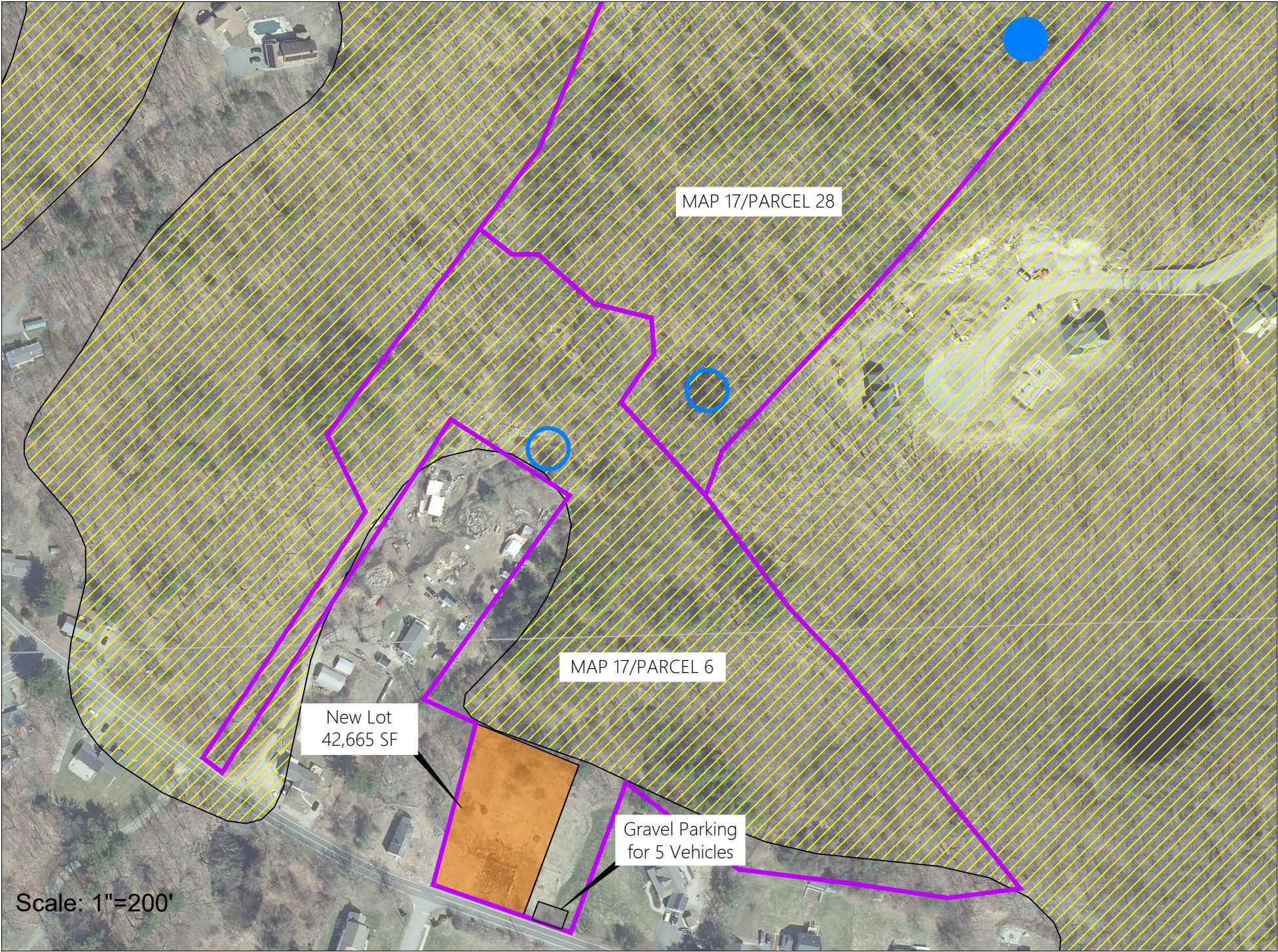
The Commission appreciates the consideration of this request and would welcome the opportunity to discuss it with the Board of Selectmen.

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'

Town Manager's Report for the Period of February 27, 2023 – March 10, 2023

1. Key Meetings Attended:

- Monday, February 27, 2023 – Participated in the weekly Fire Station Design Team virtual meeting.
- Monday, February 27, 2023 – Met with Jeanne G, BOH Chair Lani C, and Jesse Arroyo from Envirotrac to discuss next steps with the Quaker Landfill in regards to DEP compliance with the landfill cap.
- Monday, February 27, 2023 – Attended the Board of Selectmen Meeting.
- Tuesday, February 28, 2023 – Met with Jamie L and Jon Charwick, Activitas, to discuss the bid for the Linwood Basketball project.
- Tuesday, February 28, 2023 – Attended the virtual meeting of the Playgrounds and Recreation Committee along with Jon Charwick, Activitas, to discuss the bid for the Linwood Basketball project.
- Wednesday, February March 1, 2023 – Welcomed new Town Accountant Sharon Emrick on her first day with the Town.
- Wednesday, February March 1, 2023 – Met with A. McKinstry and M. Walker from NPS to discuss FY2024 Budget.
- Wednesday, February March 1, 2023 – Met with Fire Chief David White to discuss FY2024 Budget.
- Wednesday, March 1, 2023 – Attended the Finance Committee Meeting.
- Thursday, March 2, 2023 – Participated in the Community Reading at NES.
- Thursday, March 2, 2023 – Attended a virtual meeting with NFP and Julie Harris to discuss our FY2024 Health Insurance Renewal.
- Thursday, March 2, 2023 – Attended the Fire Station project site visit meeting.
- Friday, March 3, 2023 – Participated in a virtual conference call with Eyepoint Pharmaceuticals for an update on the project which is currently under design.
- Friday, March 3, 2023 – Conference Call with the MADEP Regional Director regarding the Quaker Street landfill.
- Friday, March 3, 2023 – Participated in a secondary virtual meeting with NFP to discuss our FY2024 Health Insurance Renewal.
- Friday, March 3, 2023 – Participated in a conference call with CPC Chair Glenn King, Julie Harris and Gary Bechtholdt regarding debt schedule options for the Castle Hill purchase.
- Monday, March 6, 2023 – Participated in a follow-up virtual meeting with NFP to discuss our FY2024 Health Insurance Renewal.
- Monday, March 6, 2023 – Participated in the weekly Fire Station Design Team virtual meeting.
- Tuesday, March 7, 2023 – Virtual Conference Call with David Eisen, Abacus, architect for the NES Feasibility Study.
- Wednesday, March 8, 2023 – Attended the Finance Committee Meeting; BVT and Police Dept. presentations.

- Thursday, March 9, 2023 – Attended the Fire Station project site visit meeting.
 - Miscellaneous Calls/Visits with Residents, Staff, and Board Members.
2. **Fire Station Project:** Weekly design team meetings continue to occur every Monday morning and weekly construction meetings every Thursday afternoon with the project team, the GC M. O'Connor, and the site contractor Leahy. The steel envelope is completely set on the main building as well as the outbuilding framing (wood). The contractor is working on interior walls and building design systems. The Design Team continues to work through bidding questions/change order clarifications. The BPCC meets next on 3/14/2023.
 3. **Northbridge Elementary School Reuse Study:** The architect team from Abacus and the BPCC/Town Manager held a public forum presentation on January 18, 2023 to get feedback from residents on proposed uses and layouts. An existing conditions survey is complete as is an Environmental Phase 1 and Phase 2. The BPCC will meet again on 3/14/2023 to discuss next steps which shall include finalizing a draft report for BPCC review. The Selectmen have placed an article on the Annual Town Meeting Warrant to get voter authorization to dispose of the property.
 4. **Linwood Basketball Courts Project:** The Town only received one bid (Quirk Construction) and unfortunately it came in over budget. Thus, the plan is to go to the Spring Town Meeting and seek additional funds such that the contractor can begin construction in June and finish at the end of August.
 5. **Cable Advisory Committee:** The Cable Advisory Committee and the Town Manager held a public hearing on January 24, 2023 at Town Hall to discuss the Franchise Agreement renewal with Charter/Spectrum. The hearing was continued to a later date. The current agreement expires at the end of May 2023. The Cable Committee recently met with Bill Hewig, Attorney from KP Law on 2/21/2023 to prepare for the next hearing date, as well as issuing the Town's points of interests to Charter.
 6. **FY2024 Budget and Capital Development:** The Board of Selectmen have voted to place their standard articles on the warrant, which closed last week on Friday, March 3rd. The Town Manager and Police Chief met with the Finance Committee at their meeting this past week on Wednesday, March 8th, 2023. The Committee also met with Dr. Fitzpatrick from BVT and will meet with NPS on March 15th at the Budget Public Hearing.