

**TOWN OF NORTHBRIDGE
BOARD OF SELECTMEN'S MEETING
NORTHBRIDGE TOWN HALL
7 MAIN STREET - WHITINSVILLE, MA 01588
April 11, 2022 at 7:00 PM**

RECEIVED
22 APR -- 7 PM 3:44
NORTHBRIDGE TOWN CLERK
LINDA B. ZYWIEN

PLEDGE OF ALLEGIANCE

- I. APPROVAL OF MINUTES: A. March 14, 2022**
- II. PUBLIC HEARING**
- III. APPOINTMENTS:**
 - B. By the Town Manager/Vote to affirm:** Paul Bessette, Working Foreman, DPW Highway Division/**Present:** Jamie Luchini, Interim DPW Director
 - C. By the Board of Selectmen/Vote to appoint:** Green Energy Committee [Selectmen's Representative]
 - D. RESIGNATIONS/Vote to Accept:** Patricia Corkum, Cultural Council
- IV. CITIZENS' COMMENTS/INPUT**
- V. DECISIONS:**
 - E. Spring Annual Town Meeting [Tuesday, May 3, 2022] – Vote positions on all warrant articles**
 - F. Terri Powell, Race Director/Request to hold the 34th Annual Whiti Five Mile Road Race, at 8:10 AM, Thursday, November 24, 2022, and subject to the safety requirements of the Northbridge Police Department**
 - G. Soorp Asdvadzadzin Armenian Apostolic Church/Request to hang a banner across Church Street from Sunday, April 17, 2022 until Sunday, May 1, 2022 to commemorate the Armenian Genocide on April 24, 2022**
- VI. DISCUSSIONS**
 - H. Central Mass. Regional Planning Commission (CMRPC) - Northbridge's MBTA Communities Briefing Session/Present:** Trish Settles, CMRPC
- 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 checked="" type="checkbox"/>
Web: Post time-stamped copy	<input checked="" type="checkbox"/>

BOARD OF SELECTMEN'S MEETING

March 14, 2022

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

The Pledge of Allegiance was recited by those present.

Presentation of Retirement Plaque to Captain David Holmes, Northbridge Fire Dept. Selectman Ampagoomian read aloud the plaque and thanked him for his service with the Town of Northbridge. Chief White stated that Captain Holmes started shortly after he did and they had a lot of good years together. He further stated that Capt. Holmes is a good firefighter and he has always been good to the Department, so he will be greatly missed. Captain Holmes added that he is excited about the direction the Fire Department is taking, that it's been a great place to work, and he is looking forward to retirement.

APPROVAL OF MINUTES/None

PUBLIC HEARING/None

APPOINTMENTS: By the Board of Selectmen (Vote to approve). Jamie Luchini, Interim DPW Director: 1) Safety Committee (change of status from Alternate Member to Regular Member), 2) Earth Removal Board and 3) Green Energy Committee. A motion/Mr. Athanas, seconded/Ms. Cannon to appoint Jamie Luchini to the Safety Committee (change status from Alternate Member to Regular Member), Earth Removal Board, and Green Energy Committee. Vote yes/Ampagoomian, Athanas, Cannon, and Collins.

1) Maurice Guilbault, Animal Inspector and 2) Danielle Edmands, Alternate Animal Inspector. A motion/Mr. Collins seconded/Ms. Cannon to nominate Mr. Maurice Guilbault as the Animal Inspector and Danielle Edmands as the Alternate Animal Inspector. Vote yes/Ampagoomian, Athanas, Cannon, and Collins.

CITIZENS' COMMENTS/INPUT/None

Warrant posting locations/Vote to revise posting locations per the listing in the Selectmen's agenda packet. Town Manager Gaudette explained that with the change in precinct designations we are proposing different posting locations, which are shown in the packet. Selectman Collins asked about the Precinct 2 posting location, which is the Cable Studio, and how often they are open to the public. Town Manager Gaudette explained that like the Veteran's Hall it is the only public building in that precinct so we will post it to the outside of the door. A motion/Mr. Collins, seconded/Mr. Athanas to revise the posting locations per the listing in the Selectmen's agenda packet. Vote yes/Ampagoomian, Athanas, Cannon, and Collins.

TOWN MANAGER'S REPORT: 1) Key Meetings Attended: Monday, February 28, 2022 – Weekly Fire Station Conference Call with Design Team. Monday, February 28, 2022 – Attended the Board of Selectmen Business Meeting. Tuesday, March 1, 2022 – Read to a 2nd Grade Class at NES for Community Reading Day. Wednesday, March 2, 2022 – Attended the Finance Committee to discuss the FY2023 Budget. Thursday March 3, 2022 – Visited the Fire Department for Lt David Holmes last shift day. Thursday March 3, 2022 – Participated in the Library's Strategic Plan Meeting. Friday, March 4, 2022 – Held a Department Managers Meeting. Monday, March 7, 2022 – Weekly Fire Station Conference Call

with Design Team. Tuesday, March 8, 2022 – State Civil Service Hearing for Police Lieutenant promotion. Wednesday, March 9, 2022 – Attended the Finance Committee to discuss the FY2023 Budget. Wednesday March 9, 2022 – Attended the BPC Meeting for the Fire Station and NES Projects. Wednesday, March 9, 2022 – Met with Heather Elster from Whitin Community Centre to discuss ARPA 2021 Projects. Thursday, March 10, 2022 – Met with Steve Tyler from HSH and Jamie Luchini to discuss Northbridge infrastructure projects. **2) Fire Station Project**: The BPC met this past week on March 9th and voted to award the early site package to the low bidder which was JAM Landscaping and Construction out of West Boylston at a price of \$82,190, approximately \$20,000 under budget. The Construction documents are at 100% and will be finalized for advertising next week. The subcontractor bids will be due April 14th and the general contractor bids will be due April 28th so that final numbers are available for Town Meeting. **3) Northbridge Elementary School Reuse Study**: The BPC voted this past week on March 9th to select Abacus Architects to perform the study. The next step is to enter into an agreement and issue a Notice to Proceed. **4) Fire Department Radio Communications Study**: The firm CTA has been selected to perform the study and a Notice to Proceed was issued this past week. Chief White and Chief Labrie will next be participating in the project kick-off meeting. **5) Fire Department Strategic Plan**: The Town Manager and Fire Chief selected the consultant CPSM for this project. The services agreement has been finalized and the Town Manager issued the Notice to Proceed. The Project is expected to be completed in the next 90 days. **6) Fallon Health Insurance Replacement**: The Town Manager has been working with the Finance Team and NFP to solicit pricing for health insurance plans as Fallon is getting out of the municipal market. IAC has made the final recommendation to award Mass Strategic Health Group (MSHG) as the new provider starting July 1st. **7) American Rescue Plan Act (ARPA)**: The Town will be receiving \$4.9M which can be used for projects/programs in response to the recovery effort brought on by the pandemic. The Town Manager provided the recommended Funding Project Plan to the Finance Committee, the Board of Selectmen and has been posted on the Town's website. A public meeting will be held with the Finance Committee on March 16th in conjunction with the meeting for the FY2023 Budget and SATM Draft Warrant. **8) FY2023 Budget and SATM Warrant**: The SATM Warrant has been closed. The Finance Committee will hold their public meeting next week on March 16th. On March 28th, the Board of Selectmen will vote to sign the Warrant and vote on any Ballot Questions for the Town Election in May.

FY2023 Budget Update. The Board will be voting in the upcoming weeks to close the warrant and sign the warrant pending Town Counsel review. The Board will also need to notify the Board of any ballot questions thirty-five days prior. Currently there are three questions for the ballot, Charter changes, withdrawing from civil service, and additional funds for the fire station. The Finance Committee will be meeting on Wednesday, March 16, 2022 to discuss the budget, warrant and ARPA.

SATM Draft Warrant. There have been no changes to the warrant. Some capital items are being tweaked along the way. The Board has already voted to put their articles on the warrant and that is the same for the other committees that have articles.

Town Manager Gaudette provided an update on the tax rate impact of the Fire Station. Currently, the tax rate is \$13.77 with the ongoing projects. He explained that the first Fire Station borrowing will likely happen as follows: half in 2023 and the remaining half in 2024. The third borrowing will also happen in FY23. There is currently one more year for the Turf Field and two more years for the Blackstone Valley Tech expansion. The increase to the tax rate if the additional funding is approved would be approximately .15¢ in the beginning and will go down from there.

ARPA21 Update. Town Manager Gaudette reiterated the ARPA funding program details, explaining that the Federal Government has been providing recovery funding to the States for costs related to the pandemic. First, we received the Cares Act which helped to cover PPE and overtime costs for emergency response departments and to assist the Schools with purchasing Chromebooks for students. The next set of funds coming is called American Rescue Plan Act. Northbridge will be receiving \$4.9 million. Departments and

public businesses were asked to gather their needs, so the town can go through the processes to prioritize those needs. The funding is restricted in terms of what it can be used for as it is designed to address economic and health recovery. Some of the economic recovery projects we would be looking to do would aid tourism/hospitality, job training assistance and more. We had about eight million dollars in requests and through the application process and ranking system, it narrowed down the more important projects. Some of the infrastructure that was brought forward has other sources of funding that the town can work towards obtaining. Town Manager Gaudette noted that there will be a full presentation at the Finance Committee Meeting on Wednesday, March 16, 2022 at 6:30 PM, at which all requestors will be present to discuss their requests.

Town Manager Gaudette announced a public forum has been tentatively scheduled for Wednesday, April 27th, for the Building Planning and Construction Committee to discuss the Fire Station.

SELECTMEN'S CONCERNS: **Selectman Cannon** announced that the 250th Anniversary Committee has been meeting and planning the celebration of the Town's 250th anniversary. She said the parade is scheduled for Saturday, July 16, 2022 at 10 AM and fireworks will be later that day. There is a subcommittee that is confirming parade participants. Anyone interested please reach out the northbridge250@gmail.com.

ITEMS FOR FUTURE AGENDA/None

CORRESPONDENCE/None

EXECUTIVE SESSION/None

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

Meeting Adjourned: 7:21 PM

Respectfully submitted,

Russell D. Collins, Clerk

/mjc

LIST OF DOCUMENTATION

BOARD OF SELECTMEN'S MEETING - OPEN SESSION

March 14, 2022

Presentation of Retirement Plaque to Captain David Holmes, Northbridge Fire Dept.

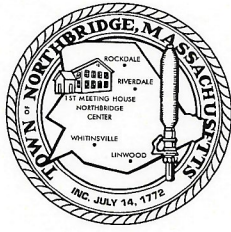
- I. APPROVAL OF MINUTES/None**
- II. PUBLIC HEARING/None**
- II. APPOINTMENTS/By the Board of Selectmen (Vote to approve):**
 - A. Jamie Luchini, Interim DPW Director: 1) Safety Committee (change status from Alternate Member to Regular Member), 2) Earth Removal Board, and 3) Green Energy Committee/No documentation**

 - B. 1) Maurice Guilbault, Animal Inspector 2) Danielle Edmands, Alternate Animal Inspector**
 - Copy of letter from the Department of Agricultural Resources
 - Copy of nomination of Inspector of Animals for Maurice Guilbault
 - Copy of Nomination of Inspector of Animals for Alternate Danielle Edmands
- IV. CITIZENS' COMMENTS/INPUT**
- V. DECISIONS:**
 - C. Warrant posting locations/Vote to revise posting locations per the listing in the Selectmen's agenda packet.**
 - Copy of current posting locations listing and revised posting locations listing
- VI. DISCUSSIONS/None**
- VII. TOWN MANAGER'S REPORT**
 - D. FY2023 Budget Update**
 - Copy of Spring Annual Town Meeting Budget calendar
 - Copy of FY 23 budget outlook

 - E. SATM Draft Warrant**
 - Copy of SATM draft warrant
 - Copy of Fire Station Project flyer
 - Copy of Tax Rate Impacts
 - Copy of FY 23 Capital Program

 - F. ARPA21 Update**
 - Copy of ARPA funding plan
- VIII. SELECTMEN'S CONCERNS/No documentation**
- IX. ITEMS FOR FUTURE AGENDA/None**
- X. CORRESPONDENCE/None**
- XI. EXECUTIVE SESSION/None**

B.



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

Adam D. Gaudette
Town Manager

March 28, 2022

Mr. Paul Bessette
c/o 11 Fletcher Street
Whitinsville, MA 01588

Dear Paul:

Congratulations! This letter is to inform you that you have been selected for appointment to the position of Working Foreman with the Town of Northbridge Department of Public Works Highway Division retroactive to March 13, 2022.

The position is full-time (40 hours per week), Grade W5H-S12, with a beginning salary of \$31.86 per hour, and is subject to the rules and regulations of the current Collective Bargaining Agreement Between the Town Of Northbridge and the American Federation Of State, County, And Municipal Employees, AFL-CIO, State Council 93, Local 1709.

Please also be advised that affirmation of your appointment by the Board of Selectmen is scheduled for **Monday, April 11, 2022** as required by Section 4-2 of the Northbridge Town Charter, which states the following: "such appointment shall become effective on the fifteenth day following the day on which notice of the appointment is filed with the Board of Selectmen, unless the Board of Selectmen shall within that period by a majority of all of its members vote to reject such appointment, or has sooner voted to affirm it."

On behalf of the Town of Northbridge, I wish you much success in your new position.

Sincerely,


Adam D. Gaudette
Town Manager

ADG/sls

c: Board of Selectmen
Jamie Luchini, Interim DPW Director
Personnel File

Sharon Susienka

BOS Agenda **D.**
4.11.22

From: Yurima Guilarte <yurimag@aol.com>
Sent: Friday, March 25, 2022 1:22 PM
To: Sharon Susienka
Subject: Fwd: Cultural Council
Attachments: CC Resignation Letter.docx

Sharon,
Here is Patty's email notification and Letter.
Let me know if you need further information
Thanks
Yurima

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

From: Patty Corkum <pacorky12@gmail.com>
To: Yurima Guilarte-Walker <yurimag@aol.com>
Sent: Mon, Nov 29, 2021 3:06 pm
Subject: Cultural Council

Hi Yurima,

I just wanted to let you know that I decided to resign from council. I am no longer able to fit the meetings into my schedule due to my busy work schedule and late hours.

I have sent the attached letter to the Board of Selectmen. It has been a pleasure working with you for the last few years. I wish all of you luck in the continued success of this council

Patty Corkum

SPRING ANNUAL TOWN MEETING WARRANT - 5/3/22 - 7:00 PM

	Presenter		Selectmen	Finance Committee	Town Meeting
Article 1.	Selectmen	Support	_____	_____	_____
<i>Prior year bills</i>		Non-support	_____	_____	_____
		No Position	_____	_____	_____
		Pass Over	_____	_____	_____
Article 2.	Selectmen	Support	_____	_____	_____
<i>FY '22 Budget Adjustments</i>		Non-support	_____	_____	_____
		No Position	_____	_____	_____
		Pass Over	_____	_____	_____
Article 3.	Finance Comm.	Support	_____	_____	_____
<i>FY23 Omnibus Budget Article</i>		Non-support	_____	_____	_____
<i>amount not to exceed \$50,460,922</i>		No Position	_____	_____	_____
		Pass Over	_____	_____	_____
Article 4.	Selectmen	Support	_____	_____	_____
<i>FY '23 Sewer Enterprise Fund</i>		Non-support	_____	_____	_____
<i>(\$1,850,118)</i>		No Position	_____	_____	_____
		Pass Over	_____	_____	_____
Article 5.	Selectmen	Support	_____	_____	_____
<i>FY '23 Water Enterprise Fund</i>		Non-support	_____	_____	_____
<i>(\$1,724,680)</i>		No Position	_____	_____	_____
		Pass Over	_____	_____	_____
Article 6.	Selectmen	Support	_____	_____	_____
<i>Chapter 90: \$465,194</i>		Non-support	_____	_____	_____
		No Position	_____	_____	_____
		Pass Over	_____	_____	_____
Article 7.	Selectmen	Support	_____	_____	_____
<i>Authorize Treas/Coll. to enter into</i>		Non-support	_____	_____	_____
<i>Compensating Balance Agreements w/banks</i>		No Position	_____	_____	_____
		Pass Over	_____	_____	_____
Article 8.	Selectmen	Support	_____	_____	_____
<i>FY23 Annual Reauthorization of BOH and</i>		Non-support	_____	_____	_____
<i>Play & Rec revolving accounts</i>		No Position	_____	_____	_____
		Pass Over	_____	_____	_____
Article 9.	Selectmen	Support	_____	_____	_____
<i>FY23 Pine Grove Cemetery budget</i>		Non-support	_____	_____	_____
<i>\$44,373</i>		No Position	_____	_____	_____
		Pass Over	_____	_____	_____

Article 10.	Comm. Pres. Comm	Support	_____	_____	_____
Reserves for future appropriation:		Non-support	_____	_____	_____
Historic Resources Reserve: \$20,000		No Position	_____	_____	_____
Community Housing Reserve: \$20,000		Pass Over	_____	_____	_____
Open Space & Recreation Reserve: \$ 20,000 and Budgeted Reserve: \$130,000			_____	_____	_____
Article 11.	Comm. Pres. Comm.	Support	_____	_____	_____
\$10K from Comm. Pres. Fund Reserves to pay		Non-support	_____	_____	_____
for expenses related to implementation of the		No Position	_____	_____	_____
Comm. Pres. Act.		Pass Over	_____	_____	_____
Article 12.	Comm. Pres. Comm.	Support	_____	_____	_____
\$150K for renovation of the Linwood		Non-support	_____	_____	_____
Basketball Courts		No Position	_____	_____	_____
		Pass Over	_____	_____	_____
Article 13.	Board of Health	Support	_____	_____	_____
\$25K for Quaker Street Landfill		Non-support	_____	_____	_____
		No Position	_____	_____	_____
		Pass Over	_____	_____	_____
Article 14.	Selectmen	Support	_____	_____	_____
\$30K from Pine Grove Cemetery Acct. for		Non-support	_____	_____	_____
cemetery maintenance and cemetery road		No Position	_____	_____	_____
improvements.		Pass Over	_____	_____	_____
Article 15.	Selectmen	Support	_____	_____	_____
Sewer Capital (\$5,111) and Retained Earnings		Non-support	_____	_____	_____
Sewer Enterprise (\$359,889) to fund various		No Position	_____	_____	_____
sewer related projects and a utility truck.		Pass Over	_____	_____	_____
Article 16.	Selectmen	Support	_____	_____	_____
\$696,375 (Retained Earnings Water Enterprise)		Non-support	_____	_____	_____
for water infrastructure repairs Linwood Ave,		No Position	_____	_____	_____
Court St, and Edgemere Ave.		Pass Over	_____	_____	_____
Article 17.	Selectmen	Support	_____	_____	_____
\$45,000 from Town Building Maint. Fund		Non-support	_____	_____	_____
for Green Communities Project (\$35K) and		No Position	_____	_____	_____
T.Hall entrance heating unit (\$10K)		Pass Over	_____	_____	_____
Article 18.	School Committee	Support	_____	_____	_____
Transfer monies from the Town Building Maint.		Non-support	_____	_____	_____
Fund and other accounts for School Capital		No Position	_____	_____	_____
Projects and/or Equipment.		Pass Over	_____	_____	_____
Article 19.	Selectmen	Support	_____	_____	_____
\$1,243,646 from free cash to fund various		Non-support	_____	_____	_____
Capital Projects.		No Position	_____	_____	_____
		Pass Over	_____	_____	_____

Article 20. Selectmen
Capital Projects: Upton Town Line Guardrail;
Gas conversion (Library); Sewer Conversion
(Police); and Electronic Sign Board (T. Hall)

Support	_____	_____	_____
Non-support	_____	_____	_____
No Position	_____	_____	_____
Pass Over	_____	_____	_____

Article 21. Selectmen
Additional funds for Fire Station

Support	_____	_____	_____
Non-support	_____	_____	_____
No Position	_____	_____	_____
Pass Over	_____	_____	_____

Article 22. Finance Comm.
Transfer a sum of money from Free Cash
to Stabilization

Support	_____	_____	_____
Non-support	_____	_____	_____
No Position	_____	_____	_____
Pass Over	_____	_____	_____

**COMMONWEALTH OF MASSACHUSETTS
TOWN OF NORTHBRIDGE
WARRANT FOR SPRING ANNUAL TOWN MEETING
TRANSACTION OF TOWN BUSINESS
TUESDAY, MAY 3, 2022 - 7:00 P.M.**

FINAL 3.30.22

WORCESTER, ss:

To any Constable of the Town of Northbridge in said County,

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify the Inhabitants of the Town of Northbridge, qualified to vote in Town elections and Town affairs, to meet in the Northbridge Middle School on Linwood Avenue, in Whitinsville, in said Northbridge, Massachusetts, on Tuesday, May 3, 2022 at 7:00 o'clock P.M., then and there to act on the following articles:

ARTICLE 1: (Board of Selectmen)

To see if the Town will vote to raise and appropriate and/or transfer from available funds in the Treasury and/or transfer from the unexpended appropriated funds of one or more of the departments of the Town the following sums of money and authorize the payment of prior year bills; or take any other action relative thereto.

ARTICLE 2: (Board of Selectmen)

To see if the Town will vote to amend the votes taken under Article 3 of the 2021 Spring Session of the Annual Town Meeting (May 4, 2021), and under Article 1 of the 2021 Fall Session of the Annual Town Meeting (October 26, 2021), appropriations and transfers under the Omnibus Budget Article; or take any other action relative thereto.

ARTICLE 3: (Finance Committee)

To see if the Town will vote to raise and appropriate and/or transfer from available funds in the Treasury and/or transfer from the Health Insurance Stabilization Fund such sums of money, not to exceed **\$50,460,922** to defray the necessary and usual expenses of the several departments of the Town for FY 2023, beginning July 1, 2022 and ending June 30, 2023; or take any other action relative thereto.

ARTICLE 4: (Board of Selectmen)

To see if the Town will vote to raise and appropriate and/or transfer from the Retained Earnings Account of the Sewer Enterprise Fund a sum of money to operate the Sewer Enterprise Operation of the Department of Public Works for FY 2023; or take any other action relative thereto.

ARTICLE 5: (Board of Selectmen)

To see if the Town will vote to raise and appropriate and/or transfer from the Retained Earnings Account of the Water Enterprise Fund a sum of money to operate the Water Enterprise Operation of the Department of Public Works for FY 2023; or take any other action relative thereto.

ARTICLE 6: (Board of Selectmen)

To see if the Town will vote to appropriate a sum of money and such additional funds as may become available from the Commonwealth's Department of Transportation, Chapter 90 Bond Issue proceeds, to be used by the Department of Public Works for the repair and maintenance of Town roads in conformance with MGL and further to see if the Town will vote to meet said appropriation by borrowing and to authorize the Treasurer/Collector, with approval of the Board of Selectmen, to issue bonds or notes of the Town therefor in anticipation of the receipt of said State Aid; or take any other action relative thereto.

ARTICLE 7: (Board of Selectmen)

To see if the Town will vote to authorize the Treasurer/Collector to enter into a compensating balance agreement or agreements for FY 2023, pursuant to Chapter 44, Section 53F of the M.G.L.; or take any other action relative thereto.

ARTICLE 8: (Board of Selectmen)

To see if the Town will vote to set the FY 2023 spending limits for the Town’s revolving funds under section 5-113 of the Northbridge Code as follows:

Program or Purpose	FY 2023 Spending Limit
Playgrounds and Recreation	\$20,000
Food Health and Safety	\$25,000
Compost Site	\$10,000

or take any other action relative thereto.

ARTICLE 9: (Board of Selectmen)

To see if the Town will vote to appropriate and transfer a sum of money from the Pine Grove Cemetery Trust to fund operations of the Pine Grove Cemetery for FY 2023 beginning July 1, 2022 and ending on June 30, 2023, said funds to be expended under the direction of the Director of Public Works; or take any other action relative thereto.

ARTICLE 10: (Community Preservation Committee)

To see if the Town will vote to appropriate or reserve for future appropriation from the Community Preservation Fund annual revenues, the amounts of money recommended by the Northbridge Community Preservation Committee for community preservation projects and other expenses for the Fiscal Year 2023, with each item to be considered a separate appropriation; or take any other action relative thereto.

ARTICLE 11: (Community Preservation Committee)

To see if the Town will vote to appropriate a sum of money from the Community Preservation Fund reserves to the Northbridge Community Preservation Committee for expenses associated with the implementation of the Community Preservation Act, including but not limited to clerical assistance, office supplies, property surveys, appraisals, attorney fees, and other professional services, recording fees, printing and all other necessary and proper expenses for the Fiscal Year 2023; or take any other action relative thereto.

ARTICLE 12: (Community Preservation Committee)

To see if the Town will vote to appropriate the sum of One Hundred and Fifty Thousand Dollars, (\$150,000) from Community Preservation Funds, (\$73,000 from Open Space and Recreation CPC account and \$77,000 from Undesignated CPC account), such sum to be spent under the direction of the Playground and Recreation Commission for the renovation of the Linwood Basketball complex; or take any other action relative thereto.

ARTICLE 13: (Board of Health)

To see if the Town will vote to appropriate and transfer from available funds in the Treasury, the sum of \$25,000 to comply with the Immediate Response Action Plan submitted to the Massachusetts Department of Environmental Protection for activities at the Quaker Street Landfill; or take any other action relative thereto.

ARTICLE 14: (Board of Selectmen)

To see if the Town will vote to appropriate and transfer from the Pine Grove Cemetery Account 01022010-XXXXXX the sum of \$30,000 for the following cemetery maintenance projects: \$10,000 for Tree and Stump Removal and \$20,000 to make Cemetery Road Improvements, said sum to be expended under the direction of the Director of Public Works; or take any other action relative thereto.

ARTICLE 15: (Board of Selectmen)

To see if the Town will vote to transfer the sum of \$5,111 from the unexpended balance of the Sewer Department Capital Account (60001512-533000), and/or to appropriate and transfer the sum of \$359,889 from the Retained Earnings Account of the Sewer Enterprise Fund to be expended under the direction of the Director of Public Works for the following purposes: the sum of \$150,000 for the purpose of funding work recommended as a result of the Town’s Comprehensive Wastewater Management Plan (CWMP) and infiltration & inflow reports for the multi-year program to make physical improvements to the Town’s sewer collection system, including the sealing/replacement of leaking manhole structures and relining/replacement of deficient/cracked/broken sewer lines; the sum of \$30,000 for the purpose of

undertaking a Wastewater Treatment Plant (WWTP) facilities upgrade study; the sum of \$35,000 to purchase a utility pick-up truck; and the sum of \$150,000 to upgrade the WWTP SCADA system; or take any other action relative thereto.

ARTICLE 16: (Board of Selectmen)

To see if the Town will vote to appropriate and transfer the sum of \$696,375 from the Retained Earnings Account of the Water Enterprise Fund, for the purpose of financing water infrastructure repairs, including the replacement of water mains, within the streets of Linwood Avenue, Court Street, and Edgemere Avenue; or take any other action relative thereto.

ARTICLE 17: (Board of Selectmen)

To see if the Town will vote to appropriate and transfer from the Town Building Maintenance Fund, established pursuant to Chapter 438 of the Acts of 2012, for maintenance of Town-owned buildings and facilities in Fiscal Year 2023, the following sums of money: \$35,000 for the Town’s Green Communities Energy Efficiency Projects Application; and \$10,000 to Replace the Entrance Heating Unit at the Town Hall; or take any other action relative thereto.

ARTICLE 18: (School Committee)

To see if the Town will vote to appropriate and transfer the sum of \$253,447 from the Town Building-Maintenance Fund, established pursuant to Chapter 438 of the Acts of 2012, for maintenance of Town-owned buildings and facilities in Fiscal year 2023, for the following purposes: \$52,519 for updating security cameras at the Middle School and High School; \$81,160 for replacing the intercom and clock system at the High School; \$119,768 for upgrading the network switches at the Middle School and High School; and to transfer the following unexpended amounts from prior year appropriations: \$17,109 from FY 2018 Plaster and Sound Systems at the Middle School account 01021804-XXXXXX for the purpose of updating security cameras at the Middle School and High School, and the amount of \$49,920 from FY 2022 Northbridge Elementary School Modular Classroom Demolition account 01022219-585831 for the purpose of replacing the cafeteria tables at the Middle School, for a total of \$67,029; or take any other action relative thereto.

ARTICLE 19: (Board of Selectmen)

To see if the Town will vote to fund the capital projects shown below by appropriating and transferring the total sum of \$1,243,646 from the undesignated fund balance (free cash);

<u>Project Title</u>	<u>Department</u>	<u>Amount</u>
Master Plan Study	Planning Board	\$ 65,000
Northbridge Elementary School Reuse Study – Add'l Funds	BPCC	\$ 50,000
Sidewalk Maintenance	Public Works	\$ 25,000
Pavement Maintenance	Public Works	\$200,000
Upton Town Line Guardrail	Public Works	\$ 3,489
Field Mower	Public Works	\$ 45,000
Heavy Duty Container	Public Works	\$ 12,000
2-Ton Asphalt Recycler & Hot Box Trailer	Public Works	\$ 40,000
Complete Streets Grant Match	Public Works	\$264,000
Headquarters UST – Phase 1	Fire Department	\$ 5,000
Replace Breathing Apparatus	Fire Department	\$160,000
Fire Department Turn-Out Gear	Fire Department	\$ 70,000
Fire Department Pick-Up Truck	Fire Department	\$ 80,000
Linwood Playground Basketball Court Upgrades	Parks & Recreation	\$200,000
Vital Records Preservation Project	Town Clerk	\$ 8,625
Lasell Field Driveway Curbing	Public Works/NMS	\$ 15,532
TOTAL:		\$1,243,646

or take any other action relative thereto.

ARTICLE 20: (Board of Selectmen)

To see if the Town will vote to appropriate and transfer the following unexpended sums from appropriations of prior years for the purposes set forth below: \$9,041.75 from March 2006 Fire Station Site Testing account 01020608-530300; \$81,681 from FY2014 BPCC Engineering & Architectural Studies account 01021319-530300; \$7,000 from FY2020 Fire Station Feasibility account 01022017-530000; \$29,325.01 from FY2018 Building Maintenance Projects account 01021812-5XXXXX; \$10,000 from FY 2020 Town Hall Annex Slate Roof Repairs account 01022018-585324; \$4,500 from FY2020 Town Hall

Slate Roof Evaluations account 01022018-585310; \$5,256.55 from FY2021 Town Hall First Floor Carpeting account 01022116-585330; \$4,077 from FY2021 DPW Pick-Up Truck with Plow account 01022116-585017; \$480 from FY2022 Northbridge Elementary School Modular Classroom Demolition account 01022219-585831; \$7.36 from FY2019 Northbridge Schools Zero-Turn Mower account 01021919-585016; \$1,226 from FY2020 2 Floor Burnishers account 01022018-585327; and \$6,249.92 from FY2018 Plaster and Sound Systems at Northbridge Middle School account 01021804-XXXXXX; for a total of \$158,844.59:

<u>Project Title</u>	<u>Department</u>	<u>Amount</u>
Upton Town Line Guardrail	Public Works	\$ 18,844.59
Public Gas Conversion (Library)	Public Works/Library	\$ 35,000.00
Public Sewer Conversion (Police Station)	Public Works/Police	\$ 60,000.00
Town Hall Electronic Sign Board	Public Works	\$ 45,000.00
TOTAL:		\$158,844.59

or take any other action relative thereto.

ARTICLE 21: (Board of Selectmen)

To see if the Town will vote to raise and appropriate and/or transfer from available funds in the Treasury and/or transfer from the unexpended appropriated funds of one or more of the departments of the Town a sum of money for the purpose of financing the design and construction of a new Fire Station at 1681 Providence Road, including design services, permitting, and site improvements, to supplement the appropriation voted under Article 22 of the warrant for the 2020 Spring Annual Town Meeting, said sum to be expended under the direction of the Building, Planning and Construction Committee, and that to meet this appropriation the Treasurer/Collector, with the approval of the Board of Selectmen, be authorized to borrow said sum under M.G.L. Chapter 44, section 7, as amended, or any other enabling authority, and to issue bonds or notes of the Town therefor; and to authorize the Building, Planning and Construction Committee to take any action necessary to carry out this construction and renovation project provided, however, that no borrowing shall be made nor debt incurred hereunder unless and until the Town first votes to exempt from the provisions of M.G.L. Chapter 59, Section 21C (Proposition 2½, so-called), the amounts required to pay the principal and interest of said borrowing and debt; or take any other action relative thereto.


ARTICLE 22: (Finance Committee)

To see if the Town will vote to raise and appropriate, and/or to transfer from the undesignated fund balance (free cash), a sum of money to the Stabilization Fund; or take any other action relative thereto.

And you are directed to serve this warrant by posting attested copies thereof at the Whitinsville Post Office and the Town Hall Annex, in Whitinsville, all in Precinct 1; the NCTV Cable Studio and the Northbridge Post Office, in Northbridge, all in Precinct 2; the Town Clerk's Office and 1Quickstop, in Whitinsville, all in Precinct 3; and the Veterans Hall (875 Hill Street), in Whitinsville, in Precinct 4; and Shaw's, in Whitinsville, in Precinct 5; twenty-eight (28) days at least before the time and place of meeting aforesaid.

WHEREOF FAIL NOT, and make due return of the warrant, with your doings thereon, to the Town Clerk at the time and place of said meeting. GIVEN under our hands this 28th day of March in the year Two Thousand Twenty-Two.

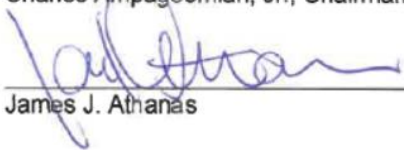
SELECTMEN OF NORTHBRIDGE




Charles Ampagoorlian, Jr., Chairman



Thomas J. Melia, Vice Chairman



James J. Athanas



Alicia M. Cannon



Russell D. Collins

WORCESTER, SS Northbridge

Date:

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

Constable, Town of Northbridge

Melissa Ciaramitaro

From: Linda Usher <juniperhill@charter.net>
Sent: Sunday, March 27, 2022 6:08 PM
To: Sharon Susienka; Melissa Ciaramitaro
Cc: Terri Powell; Usher Linda
Subject: 34th Annual Whitin Five Road Race

Hi Sharon and Melissa,

We would like to request permission to hold the 34th Annual Whitin Five Mile Race & Two Mile Health Walk on Thanksgiving, November 24, 2022 at 8:10 AM. After 34 years of me directing the race, Terri Powell of Whitinsville will now become the race director. She has been copied on this email so please send the forms to fill out to both of us. If possible, we will appreciate you letting the cable station know of the race as it gets closer to Thanksgiving like you did this past year!

Thank you,

Linda

Linda Usher
Whitin Five Race Director
Since 1989
508-529-6862
Upton, MA
juniperhill@charter.net
www.whitinfive.com
<http://www.facebook.com/whitinfive>

Whitin Five Road Race Whitinsville (Northbridge), MA



Measured On May 25, 2019
by Mark Capparella
Tri-Valley Front Runners
E-mail: mark_capparella@waters.com
cell: 508 740 7836

START DETAIL
Starting point is on Main St at Forest St
It is 32 feet, 4 inches before front edge
of curb on Main St.
This point is marked with a
PK nail, washer, and paint.

FINISH DETAIL
Finish point is on Linwood Ave
at fire hydrant after Trinity Episcopal Church
It is 15 feet, 1 inch after utility pole # 14 / 61S
This point is marked with a PK nail, washer, and paint.

RESTRICTION
Runners restricted
to RIGHT side of
large center island
on Main St between
Hill St./Douglas Rd.
and Church St

Course description and intermediate split locations
(given in reference to how course is run)

START on Main St as per START DETAIL
Head east on Main St
Bear LEFT onto Church St after center island

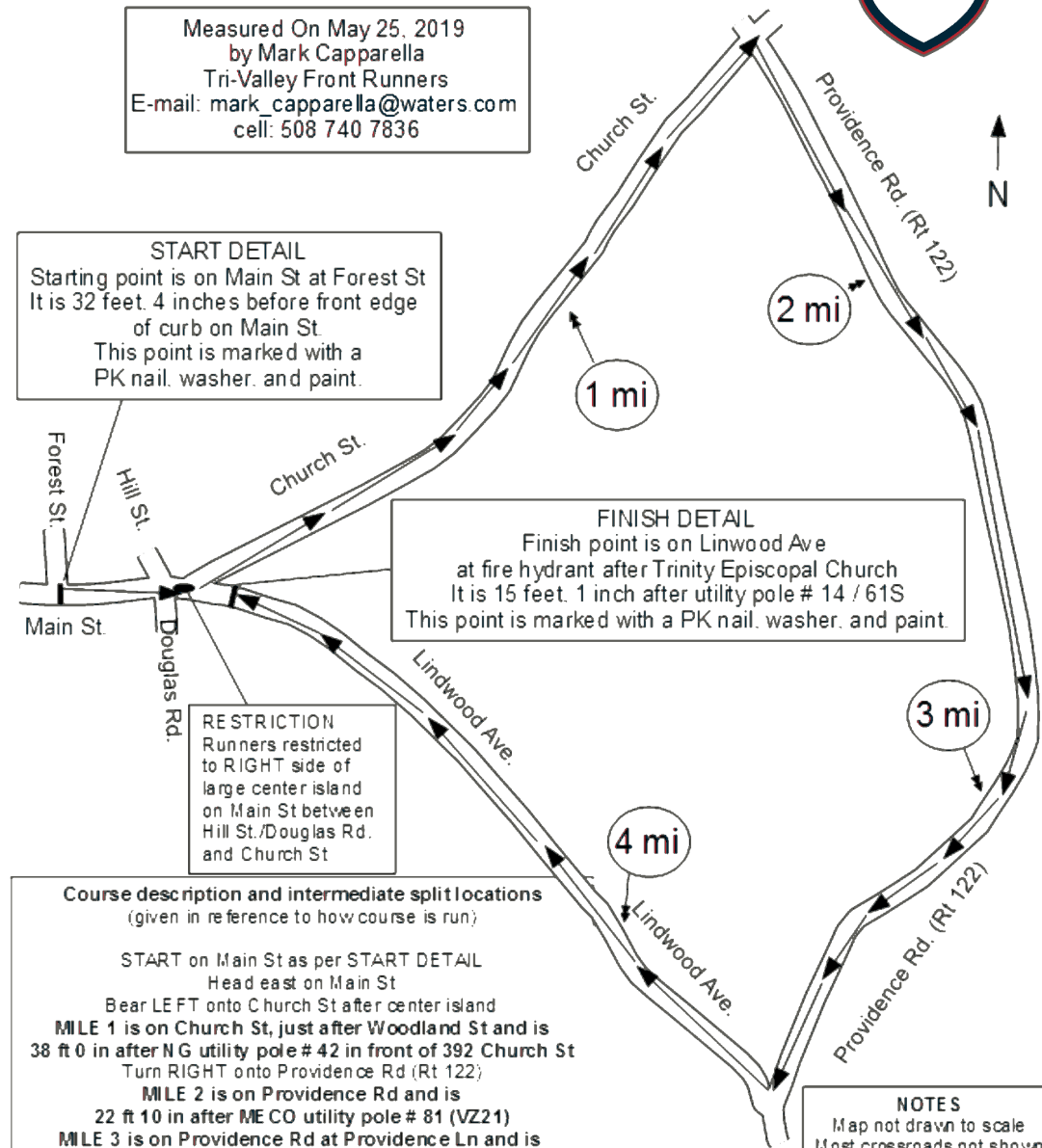
MILE 1 is on Church St, just after Woodland St and is
38 ft 0 in after NG utility pole # 42 in front of 392 Church St
Turn RIGHT onto Providence Rd (Rt 122)

MILE 2 is on Providence Rd and is
22 ft 10 in after MECO utility pole # 81 (VZ21)

MILE 3 is on Providence Rd at Providence Ln and is
30 ft 2 in after MECO utility pole 36 (Bell Atlantic 1182)
Turn RIGHT onto Linwood Ave

MILE 4 is on Linwood Ave and is 31 ft 0 in
before and opposite from MECO utility pole # 13 (Bell 100)
Continue to FINISH on Linwood Ave, as per FINISH DETAIL

NOTES
Map not drawn to scale
Most crossroads not shown
Course measured to allow
runners full access to all
roads, sidewalks, and grass
verges between them, except
as noted in RESTRICTION



USATF Certification #MA19008JK
Course Distance: 5 miles
Effective 6/21/2019 - 12/31/2029
Drop 0.87 m/Km, Separation 5.72%



**Road Running Technical Council
USA Track & Field**

Measurement Certificate



Name of the course Whitin Five Road Race Distance 5 mi.
 Location (state) MA (city) Whitinsville
 Type of course: road race calibration course
 Measuring method: bicycle steel tape electronic distance meter
 Measured by (name, address, phone & e-mail) Mark Capparella, 30 Scott Hill Blvd, Bellingham MA 02019
508-740-7836; mark_capparella@waters.com
 Race contact (name, address, phone & e-mail) Linda Usher, 131 South Street, Upton MA 01568
508-529-6862; juniperhill@charter.net
 Date(s) when course measured: May 25, 2019
 Number of measurements of entire course: 2 Course Configuration: partial loop
 Elevation (meters above sea level) Start 96 m Finish 89 m Highest 108 m Lowest 82 m
 Straight line distance between start & finish 460 m Drop 0.87 m/km Separation 5.72 %
 Type of surface: paved 100 % dirt - % gravel - % grass - % track - %
 Effective date of certification: Jun 21, 2019 Certification code: MA19008JK

Notice to Race Director: Use this Certification Code in *all* public announcements relating to your race.

Be It Officially Noted That

Based on examination of data provided by the above named measurer, the course described above and in the map attached is hereby certified as reasonably accurate in measurement according to the standards adopted by the Road Running Technical Council. If *any* changes are made to the course, this certification becomes void, and the course must then be recertified.

Verification of Course — In the event a National Open Record is set on this course, or at the discretion of USA Track & Field, a verification remeasurement may be required to be performed by a member of the Road Running Technical Council. If such a remeasurement shows the course to be short, then all pending records will be rejected and the course certification will be cancelled.

This certification expires on December 31 in the year 2029

AS NATIONALLY CERTIFIED BY:

Justin Kuo

Date: Jun 25, 2019

Justin Kuo • USATF/RRTC Course Certifier • 39 Oakland Road, Brookline, MA 02445-6700
 Phone: 617-731-9889 • Fax: 617-939-0992 • Email: jkuo@usatfne.org

Melissa Ciaramitaro

From: Jamie Luchini
Sent: Tuesday, March 29, 2022 12:15 PM
To: Melissa Ciaramitaro; Tim Labrie
Subject: Re: 34th Annual Whitin Five Road Race

Everything looks great to me. As far as I know there has never been any issues at this race.

Thanks,
-*Jamie*

Jamie Luchini
Director of Public Works
Northbridge DPW

From: Melissa Ciaramitaro <mciamitaro@northbridgemass.org>
Sent: Tuesday, March 29, 2022 11:32 AM
To: Jamie Luchini <jluchini@northbridgemass.org>; Tim Labrie <tlabrie@northbridgemass.org>
Subject: FW: 34th Annual Whitin Five Road Race

Good morning,

Please see request below and attached map. Please let me know if there are any issues with this request. This will be going before the Board of Selectmen on 4/11.

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

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

From: Linda Usher <juniperhill@charter.net>
Sent: Sunday, March 27, 2022 6:08 PM
To: Sharon Susienka <ssusienka@northbridgemass.org>; Melissa Ciaramitaro <mciamitaro@northbridgemass.org>
Cc: Terri Powell <terrirules@yahoo.com>; Usher Linda <juniperhill@charter.net>
Subject: 34th Annual Whitin Five Road Race

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We would like to request permission to hold the 34th Annual Whitin Five Mile Race & Two Mile Health Walk on Thanksgiving, November 24, 2022 at 8:10 AM. After 34 years of me directing the race, Terri Powell of Whitinsville will now become the race director. She has been copied on this email so please send the forms to fill out to both of us. If possible, we will appreciate you letting the cable station know of the race as it gets closer to Thanksgiving like you did this past year!

Melissa Ciaramitaro

From: Tim Labrie
Sent: Tuesday, March 29, 2022 1:42 PM
To: Melissa Ciaramitaro
Subject: RE: 34th Annual Whitin Five Road Race

No issues. We take care of the traffic details.

Thanks

Tim

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

From: Melissa Ciaramitaro
Sent: Tuesday, March 29, 2022 11:33 AM
To: Jamie Luchini <jluchini@northbridgemass.org>; Tim Labrie <tlabrie@northbridgemass.org>
Subject: FW: 34th Annual Whitin Five Road Race

Good morning,

Please see request below and attached map. Please let me know if there are any issues with this request. This will be going before the Board of Selectmen on 4/11.

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Thank you,

Linda

Melissa Ciaramitaro

From: George Marashian <gmarashian@gmail.com>
Sent: Tuesday, April 05, 2022 1:53 PM
To: Melissa Ciaramitaro
Subject: Banner Request

Hello Melissa,

Please regard this message a request from the Armenian Church of Whitinsville to have the Armenian Genocide banner erected.

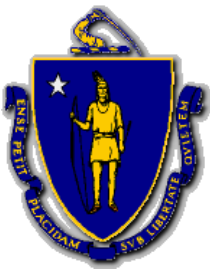
The Genocide is commemorated on April 24 each year.

Thank you and the Board in advance for this consideration.

Best regards,
George Marashian
Vice Chairman Board of Trustees
Soorp Asdvadzadzin Armenian Apolstolic Church
315 Church Street
Whitinsville, MA 01588

Sunday, April 17, 2022 - Sunday May 1, 2022

Available



Commonwealth of Massachusetts
**EXECUTIVE OFFICE OF
HOUSING & ECONOMIC DEVELOPMENT**
ONE ASHBURTON PLACE, ROOM 2101
BOSTON, MA 02108
www.mass.gov/eohed

H.

CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

MIKE KENNEALY
SECRETARY

TELEPHONE
(617) 788-3610

FACSIMILE
(617) 788-3605

December 15, 2021

Dear Local Officials in MBTA Communities:

On January 14, 2021, Governor Baker signed an omnibus economic development package into law, which is now known as Chapter 358 of the Acts of 2020. Notably, this bill included the *Housing Choice* zoning reforms to better enable municipalities to adopt certain zoning measures that promote housing by a simple majority vote. It took a multi-year effort to get this much needed reform across the finish line. It is rooted in a simple principle: where there is majority consensus in communities around increasing housing production, a minority of voters should not be able to block zoning reform. We continue to be encouraged by local leadership around the Commonwealth of Massachusetts that are leveraging this tool to approve housing supportive zoning and development.

The same bill also included a new multi-family zoning requirement for MBTA communities. When the Governor signed this provision, he made clear that the Administration intends to take a thoughtful approach in developing compliance criteria in accordance with the new law. Today, we present draft guidelines and other relevant documents to the 175 MBTA communities affected by this new law. You are receiving this communication because you represent one of those communities.

New Section 3A of Massachusetts General Laws Chapter 40A provides the following:

Section 3A. (a)(1) An MBTA community shall have a zoning ordinance or by-law that provides for at least 1 district of reasonable size in which multi-family housing is permitted as of right; provided, however, that such multi-family housing shall be without age restrictions and shall be suitable for families with children. For the purposes of this section, a district of reasonable size shall: (i) have a minimum gross density of 15 units per acre, subject to any further limitations imposed by section 40 of chapter 131 and title 5 of the state environmental code established pursuant to section 13 of chapter 21A; and (ii) be located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.

(b) An MBTA community that fails to comply with this section shall not be eligible for funds from: (i) the Housing Choice Initiative as described by the governor in a message to the general court dated December 11, 2017; (ii) the Local Capital Projects Fund established in section 2EEEE

of chapter 29; or (iii) the MassWorks infrastructure program established in section 63 of chapter 23A.

(c) The department, in consultation with the Massachusetts Bay Transportation Authority and the Massachusetts Department of Transportation, shall promulgate guidelines to determine if an MBTA community is in compliance with this section.

The Department of Housing and Community Development (DHCD) issued preliminary guidance on January 29, 2021, which provided that all MBTA communities will be deemed to be in compliance until more specific guidelines are developed and made available to affected MBTA communities. Since then, the Executive Office of Housing and Economic Development (EOHED) and DHCD engaged in discussions with stakeholders to inform the compliance guidelines the law requires us to issue. This included an interagency work group consisting of staff from EOHED, DHCD, MassDOT, MassHousing, Mass Housing Partnership (MHP), and MassDevelopment. EOHED and DHCD also worked closely with MHP's Center for Housing Data to incorporate data analysis that informed the compliance framework. We are pleased to be able to share with you today DHCD's draft guidelines for public comment and review.

Consistent with how this Administration has approached other issues, the draft guidelines do not take a one size fits all approach. Because of the diversity of MBTA communities, a multi-family district that is reasonable in one city or town may not be reasonable in another city or town. The draft guidelines propose that a zoning district of "reasonable size" will be determined by the type of public transit service in each community.

It is important to remember that this law is all about **zoning**—the rules that establish what can be built, and where—and not the permitting of individual projects or the production of actual housing units. Over time, the zoning changes adopted at the local level as a result of this law will enhance landowners' opportunities to develop multifamily housing that will serve the needs of communities. The immediate impact of this law, and the implementing guidelines, is to establish a clear set of rules with which municipalities must comply to preserve eligibility for certain types of state funding.

We recognize that this new requirement will require adjustments for your community, and we are ready to provide answers to your questions. Through a suite of technical assistance resources, our offices and MHP are eager to be a partner with you as you work through this process.

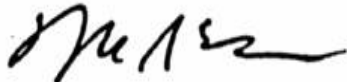
Please know, final guidelines will be issued once DHCD has an opportunity to solicit, deliberate on, and respond to comments from MBTA communities and other interested stakeholders. The draft guidelines may be modified as appropriate based on this additional public input. We intend to spend the next few months focused on this aspect of the work. We want to provide detailed information to all of you on what we have proposed today and we want to get your thoughts and reactions.

We think this can be another tool in our larger effort to confront the state's housing crisis. This new requirement will complement existing efforts to encourage transit-oriented housing development. By allowing multifamily housing near transit, we can create new housing in walkable neighborhoods closer to transit, which is not just good housing policy, it is good climate and transportation policy, too. It is important that Massachusetts continue to leverage housing best practices to meet the state's housing needs and this new requirement does that by setting the table for more housing near transit centers.

We want to call out a near term assignment for any MBTA community that wishes to participate in two grant programs that are part of the upcoming 2022 Community One Stop for Growth. It is no coincidence that we are releasing this on the same day as we open the Expression of Interest (EOI) for prospective One Stop applicants that want to discuss priority projects with us ahead of the next cycle. By way of background, the law provides that a noncompliant MBTA community will not be eligible for funds from the following grant programs: (i) the Housing Choice Initiative; (ii) the Local Capital Projects Fund; or (iii) the MassWorks Infrastructure Program. In order to be eligible for the upcoming grant cycle, MBTA communities must complete the "MBTA Community Information Form" by May 2, 2022. Communities that satisfactorily complete this straightforward online form will be deemed compliant for 2022 while we work on ironing out final compliance criteria guidelines.

We encourage you to visit mass.gov/mbtacommunities for the draft guidelines and all relevant information and updates, including the technical assistance referenced above.

Sincerely,



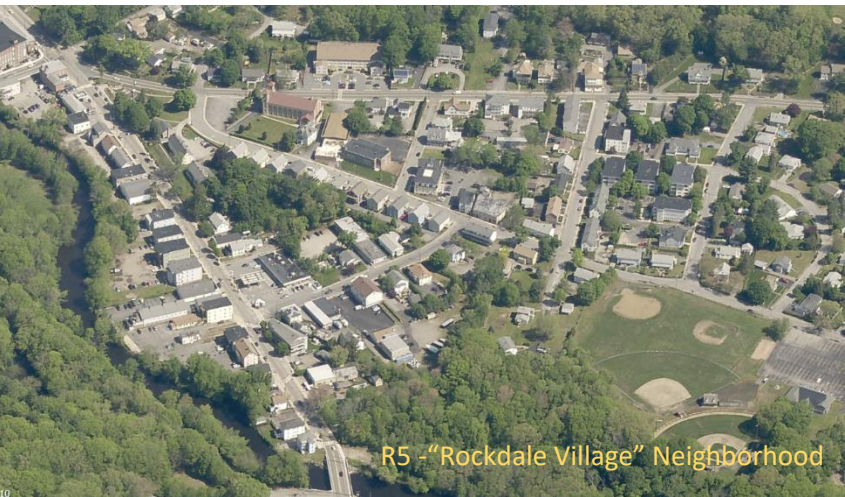
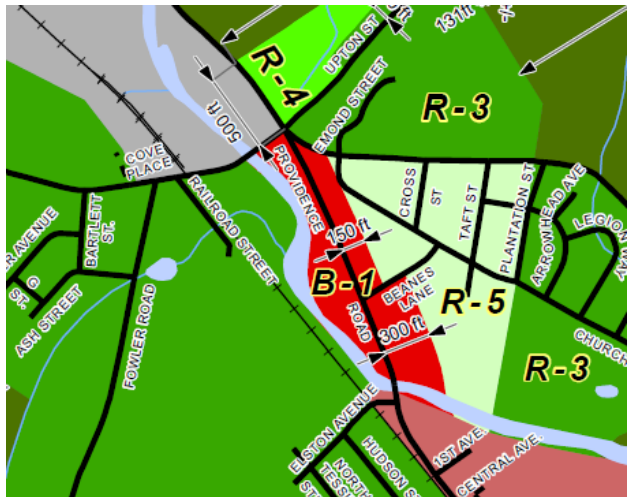
Mike Kennealy
EOHED Secretary



Jennifer D. Maddox
DHCD Undersecretary

Northbridge has six (6) Residential Zoning Districts (R1; R2; R3; R4; R5 & R6)

The Residential-Five (R5) Zoning District is located within “New Village” & Rockdale Village neighborhoods (more or less) & consists of approximately ±145-acres (in total), where **Multifamily Dwelling Units are currently allowed By-Right at a density of ±20-units per acre.**



**Table of Use Regulations
Town of Northbridge**

In the Table of Use Regulations, the uses permitted by right in the district shall be designated by the letter P. Those uses that may be permitted by special permit in the district, in accordance with § 173-47, shall be designated by the letter S. Uses designated "—" shall not be permitted in the district.

Use	R-1	R-2	R-3	R-4	R-5	R-6	B-1	B-2	B3'	I-1	I-2	H
Residential:												
One-family detached dwelling	P	P	P	P	S	P	—	—	—	—	—	S
Two-family dwelling	—	S	S	P	P	S	—	—	—	—	—	S
Multifamily dwelling [Amended 1-23-1996 STM, Art. 12]	—	—	—	S	P	—	S ²	—	—	—	—	—

**Table of Area Regulations
Town of Northbridge**

Minimum required where serviced by public sewer system

District	Use	Area (square feet)	Width (feet)	Yards Front (feet)	Side (feet)	Rear (feet)
R-1	Any permitted structure or principal use -	30,000	150	40	15	50
R-2	One-family detached dwelling	20,000	100	40	10	40
	Two-family dwelling	20,000	125	30	10	40
R-3	One-family detached dwelling [Amended 9-10-1955 STM, Art. 8; 5-5-1998 ATM, Art. 20]	20,000	100	25	10	30
	Two-family dwelling	20,000	125	20	10	30
R-4	One-family detached dwelling	5,000	60	15	8	20
	Two-family dwelling	10,000	80	15	10	20
	Multifamily dwelling	5,000, plus 2,500 per unit	100	10	10	15
R-5	One-family detached dwelling	5,000	60	15	8	20
	Two-family dwelling	5,000	60	15	10	20
	Multifamily dwelling	2,000, plus 2,000 per unit	50	10	10	15
R-6	One-family detached dwelling	10,000	200	50	20	50
	Townhouse dwelling			See § 173-17.		
	Historic inn [Added 6-17-2003 ATM, Art. 20]	60,000, plus 2,500 per lodging unit	200	50	50	50

Example: 20 (units) X 2,000 SF + 2,000 SF = 42,000 SF or 20-units per Acre

[43,560 square-feet = 1 Acre]

Compliance Under Section 3A of Chapter 40A - The Zoning Act

Presented to the Northbridge Select Board: Monday, April 11, 2022 - 7:00 pm

By Central Massachusetts Regional Planning Commission

Trish Settles , Deputy Director, tsettles@cmrpc.org



Confronting the Housing Crisis

- Massachusetts has some of the highest, and fastest growing, home prices and rents in the nation
- The state has a shortage of an estimated 200,000 housing units
- Low- and middle-income households such as young families, workers, and seniors, are facing increased financial pressure to pay housing costs
- Lack of housing production is an impediment to community development and a competitive disadvantage to our economy and job growth
- Municipalities play a key role, through zoning and permitting, in determining whether or not housing is constructed

Background on Chapter 40A, Section 3A

- *House No. 5250, An Act Enabling Partnerships for Growth* (also known as the Economic Development Bill) passed Massachusetts Legislature in December 2020 and was signed by Governor Baker in January 2021
- A range of housing provisions were included in the bill, such as:
 - Housing Choice Zoning Reforms
 - \$50M for Transit Oriented Housing Development
 - \$50M for Neighborhood Stabilization
 - \$10M for Climate-Resilient Affordable Housing Production
- Section 18 of the Economic Development Bill includes section 3A which encourages designated MBTA communities to adopt zoning districts where multi-family zoning is permitted by-right, plus meet other requirements set forth in the statute

Chapter 358 of the Acts of 2020

SECTION 18. Said chapter 40A is hereby further amended by inserting after section 3 the following section:-

Section 3A. (a)(1) An MBTA community shall have a zoning ordinance or by-law that provides for at least 1 district of reasonable size in which multi-family housing is permitted as of right; provided, however, that such multi-family housing shall be without age restrictions and shall be suitable for families with children. For the purposes of this section, a district of reasonable size shall: (i) have a minimum gross density of 15 units per acre, subject to any further limitations imposed by section 40 of chapter 131 and title 5 of the state environmental code established pursuant to section 13 of chapter 21A; and (ii) be located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.

(b) An MBTA community that fails to comply with this section shall not be eligible for funds from: (i) the Housing Choice Initiative as described by the governor in a message to the general court dated December 11, 2017; (ii) the Local Capital Projects Fund established in section 2EEEE of chapter 29; or (iii) the MassWorks infrastructure program established in section 63 of chapter 23A.

(c) The department, in consultation with the Massachusetts Bay Transportation Authority and the Massachusetts Department of Transportation, shall promulgate guidelines to determine if an MBTA community is in compliance with this section.

Draft Compliance Guidelines

Section 3A (c): “The department, in consultation with the Massachusetts Bay Transportation Authority and the Massachusetts Department of Transportation, **shall promulgate guidelines to determine if an MBTA community is in compliance** with this section.”

Massachusetts Department of Housing & Community Development (DHCD) released DRAFT Guidelines regarding the Multi-Family Zoning Requirement for MBTA Communities.

The [DRAFT Compliance Guidelines](#) specifically address:

1. What it means to permit multi-family housing “as of right”;
2. Metrics that determine “reasonable size” of multi-family district;
3. How to determine if a multi-family district has a minimum gross density of 15 units per acre
4. Clarifications of age restrictions and suitability for families with children
5. Extent to which MBTA communities have flexibility to choose the location of a multi-family district

The Draft Guidelines

are NOT:

- A production mandate or requirement to build new units
- Related to Chapter 40B which allows developers to bypass local zoning in communities with less than 10% affordable housing



1. Allowing Multi-Family Housing “As of Right”

- The construction and occupancy of multi-family housing is allowed in the district without the need to obtain any discretionary permit or approval
- Site plan review and approval may be required for multi-family uses allowed as of right
- Site plan approval may regulate matters such as vehicular access and circulation on a site, architectural design of a building, and screening of adjacent properties
- Site plan review cannot impose conditions that make it infeasible or impractical to proceed with a multi-family use

2. Determining “Reasonable Size”

DHCD will take into consideration both the area of the district and the district’s multi-family unit capacity (the number of units of multi-family housing that can be developed as of right within the district)

a. Minimum Land Area

- At least 50 acres of land or about one-tenth of the land area within 0.5 mile of a transit station
- Overlay districts are acceptable, as long as they do not consist of a collection of small, non-contiguous parcels
- At least one portion of the overlay district land area must include at least 25 contiguous acres
- No portion of the district that is less than 5 contiguous acres of land will count toward the minimum size requirement

b. Minimum Multi-Family Unit Capacity

- The district must be able to accommodate a reasonable number of multi-family housing units as of right
- The minimum unit capacity applicable to each MBTA community category is a specified percentage of the total number of housing units within the community
(see chart to the right)

Category	Minimum multi-family units as a % of total housing stock
Community rail community	15%
Adjacent community	10%

2. Determining “Reasonable Size”

b. Minimum Multi-Family Unit Capacity (continued)

- As of 2010, Northbridge has 6,144 housing units, therefore the district must have a multi-family unit capacity of **6,144 x 0.10 = 614 multi-family units**
- When communities estimate how many units could be constructed on each parcel of developable land within the district, the estimate should take into account the amount of developable land, height limitations, lot coverage limitations, maximum floor area ratio, set backs, and parking space requirements, and other restrictions or limitations in other bylaws
- The boundaries of the multi-family district, or the dimensional regulations applicable to the district, may need to change to accommodate the minimum unit capacity
- Unit capacity is **not** a mandate to construct a specific number of housing units, nor is it a housing production target

3. Minimum Gross Density

Section 3A states that a compliant multi-family district must have a **minimum gross density of 15 units per acre**, subject to any further limitations imposed by section 40 of chapter 131 and title 5 of the state environmental code established pursuant to section 13 of chapter 21A.

Gross Density defined in the Zoning Act:

A units-per-acre density measurement that includes land occupied by public rights-of-way and any recreational, civic, commercial and other nonresidential uses.

a. District-wide gross density

- Zoning must legally and practically allow for a district-wide gross density of 15 units per acre, *including* land occupied by public rights-of-way and any recreational, civic, commercial, and other non-residential uses
- For example: In a 50-acre multi-family district, the community must show at least 15 existing or potential new multi-family units per acre, equaling a total of at least 750 existing or potential new multi-family units

b. Achieving district-wide gross density by sub-districts

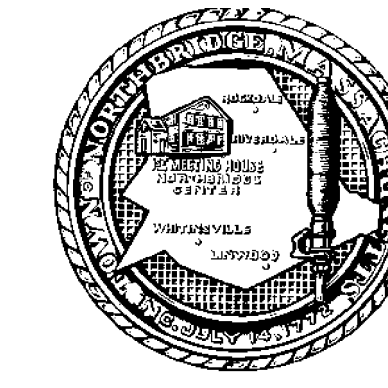
- An MBTA community may establish sub-districts within a multi-family district with different density requirements and limitations for each sub-district, provided that the gross density for the whole district meets the 15 multi-family unit per acre requirement



Source: Data provided by the Town of Northbridge, the Central Massachusetts Regional Planning Commission (CMRPC), the Massachusetts Department of Transportation Planning Geospatial Resources Section and the Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, Information Technology Division.

Information depicted on this map is for planning purposes only. This information is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis. Use caution interpreting positional accuracy.

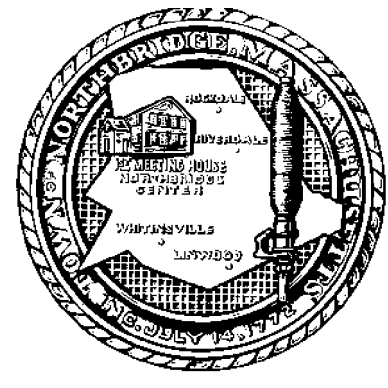
Produced by the Central Massachusetts Regional Planning Commission (CMRPC), One Mercantile Street - Suite 520, Worcester, MA 01608



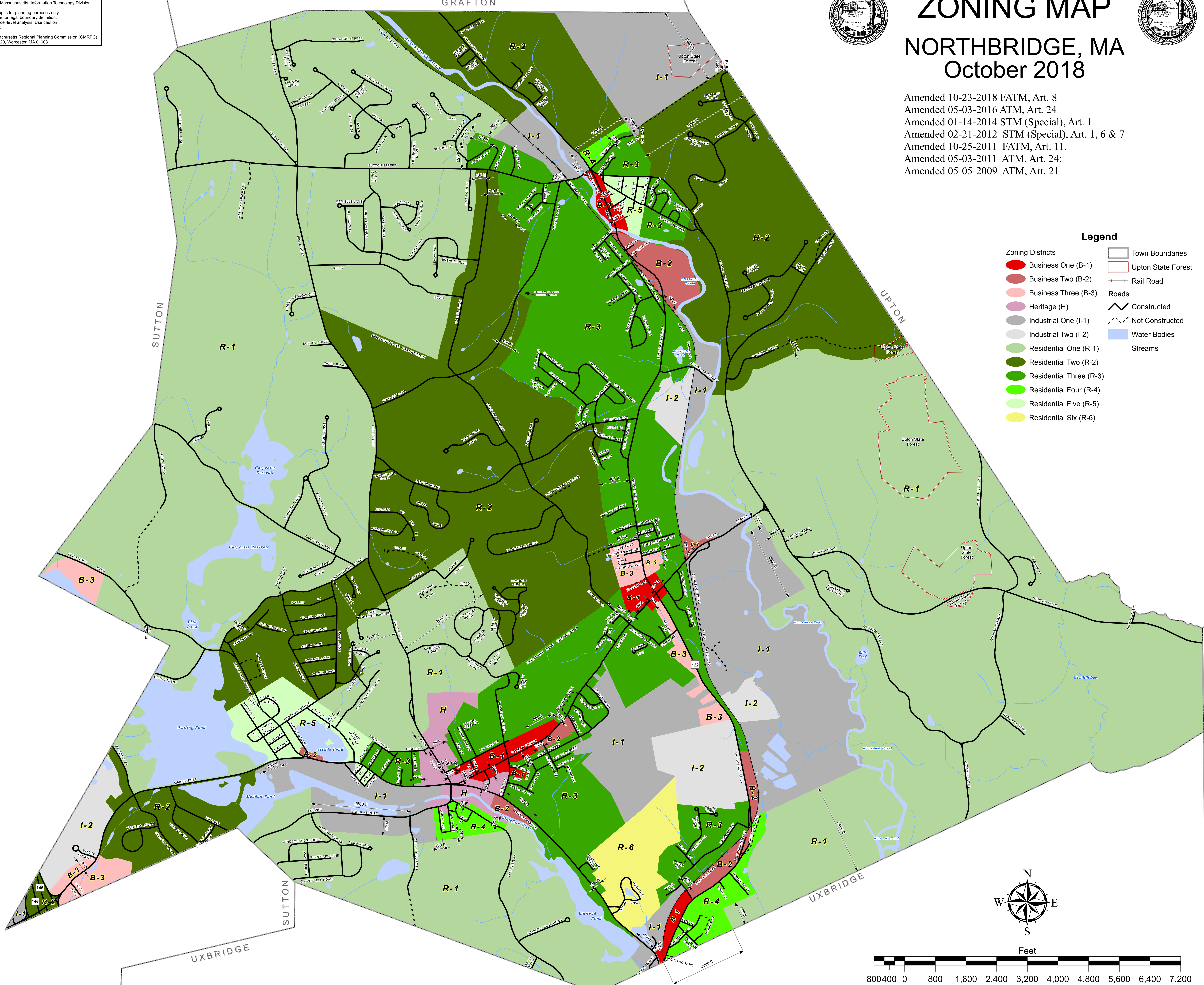
ZONING MAP

NORTHBRIDGE, MA

October 2018

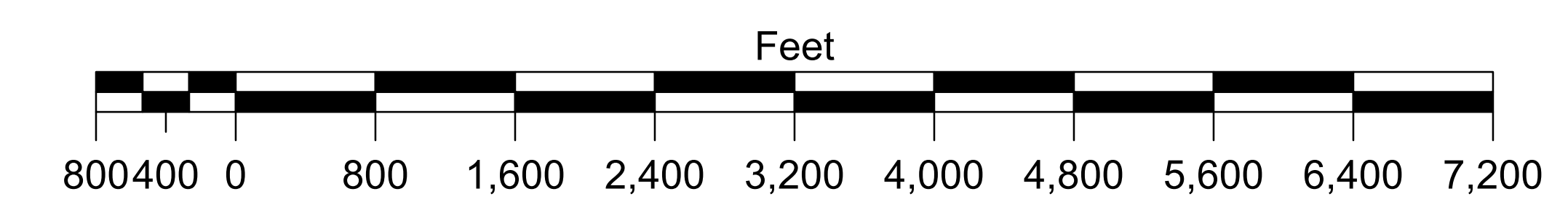
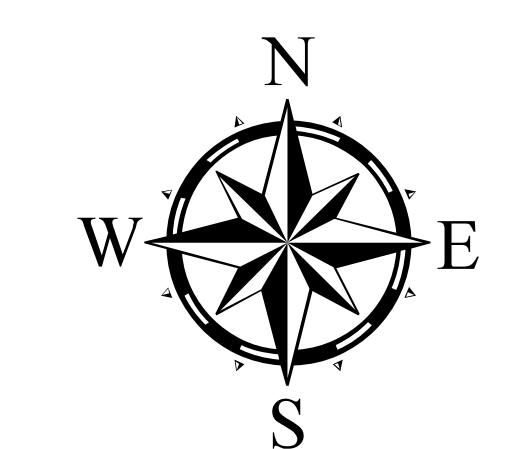


Amended 10-23-2018 FATM, Art. 8
 Amended 05-03-2016 ATM, Art. 24
 Amended 01-14-2014 STM (Special), Art. 1
 Amended 02-21-2012 STM (Special), Art. 1, 6 & 7
 Amended 10-25-2011 FATM, Art. 11.
 Amended 05-03-2011 ATM, Art. 24;
 Amended 05-05-2009 ATM, Art. 21



Legend

- | | |
|-------------------------|--------------------|
| Zoning Districts | Town Boundaries |
| Business One (B-1) | Upton State Forest |
| Business Two (B-2) | Rail Road |
| Business Three (B-3) | Roads |
| Heritage (H) | Constructed |
| Industrial One (I-1) | Not Constructed |
| Industrial Two (I-2) | Water Bodies |
| Residential One (R-1) | Streams |
| Residential Two (R-2) | |
| Residential Three (R-3) | |
| Residential Four (R-4) | |
| Residential Five (R-5) | |
| Residential Six (R-6) | |



NOTE
 This map is not the official street map for the town.
 Information regarding the official status of any street
 in town can be obtained at the Town Clerk's office.

Size and Density Requirements

- Each multi-family zoning district must satisfy *both* the unit capacity and the gross density requirement
- In some cases, the minimum number of units will be equal to the minimum unit capacity. In other cases, the minimum number of units allowed by-right will be determined by the gross density requirement
- **750 units is the floor for all communities** under the draft guidelines (50 acres x 15 units/acre)
- In Northbridge, while the unit capacity calculation is 614 units, the gross density requirement is 750 units under the draft guidelines

4. Determining Suitability for Families with Children

- The multi-family district zoning cannot include units with age restrictions and cannot place and limits or restrictions on:
 - Size of units
 - Number of bedrooms
 - Size of bedrooms
 - Number of occupants



5. Location of Districts

General rule: The distance from a transit station may be measured from the boundary of any parcel of land owned by a public entity and used for purposes related to the transit station, such as an access roadway or parking lot.

- **MBTA communities with some land area within 0.5 miles of a transit station**
 - Require at least half of the land area of the multi-family zoning district to be located within the prescribed distance, with exceptions only in unusual cases
- **MBTA communities with no land area within 0.5 miles of a transit station**
 - The multi-family district should be located in an area with reasonable access to a transit station based on existing street patterns, pedestrian connections, and bicycle lanes, or in an area that otherwise is consistent with Massachusetts sustainable development principles
 - For example: Near an existing downtown or village center, near a WRTA bus stop or line, or in a location with existing under-utilized facilities that could be redeveloped into new multi-family housing

Compliance

Full Compliance

- An MBTA community may receive a determination of full compliance when a multi-family district meets all the requirements of the law. For communities seeking a determination of full compliance, a community must provide DHCD with certain information on the multi-family zoning district that the community has already enacted or amended.

Interim Compliance

- A community may receive a determination of interim compliance for a limited amount of time to allow the community to plan for and pass a multi-family district to achieve full compliance. The MBTA Community must notify DHCD that it is not yet compliant and create a proposed action plan and timeline for activities it intends to undertake in order to adopt a multi-family district.

Compliance Timeline: Commuter Rail & Adjacent Communities

March 31, 2022

- **Deadline for Public Comments on Draft Guidelines**

May 2, 2022

- **Hold a briefing with the Select Board**
- **Submit Community Information Form**

December 31, 2022

- **Deadline for Interim Compliance**
 - (i) Submit application for a determination of compliance as set forth in section 9.a of the Guidelines*, or
 - (ii) Notify DHCD that there is no existing multi-family district that fully complies with these guidelines as described in Section 9.c of the Guidelines (**Application form will be available when Guidelines are final*)

July 1, 2023

- **Deadline for DHCD Approval of Action Plan**
 - Create and submit action plan with compliance timeline (*See Section 9.b.i of the Guidelines*)

December 31, 2024

- **Deadline for Adopting New Zoning**
 - Implement the action plan by adopting Zoning Bylaw amendments that meet the requirements (*See 9.b.iii of the Guidelines*)

March 31, 2024

- **Deadline to Apply for Determination of Compliance (*See Section 9.b.iv*)**

What are the consequences if Northbridge does not comply with the new legislation?

Communities that do not meet compliance deadlines will **not be eligible to apply** for funds from these State programs:

- Housing Choice Initiative
- Local Capital Projects Fund
- MassWorks Infrastructure Program

Next Steps for Compliance in 2022

- Town official will submit the MBTA Community Information Form before May 2
- Comments on the Draft Guidelines will be reviewed by the State and the final Guidelines will be released in late spring/ early summer 2022
- Work with CMRPC to start identifying potential areas for a new multi-family zoning district or overlay district
- By December 31, 2022 Northbridge must either a) submit a request for determination of compliance or b) notify DHCD that there is no existing district that complies with the guidelines and submit a proposed action plan

Resources

Learn more:

- [Housing Toolbox – MBTA Zoning Technical Assistance](#)
 - [Frequently Asked Questions](#)
 - [8 steps MBTA communities can take while guidelines are being finalized](#)
 - [Video: MBTA communities zoning webinar \(1/12/22\)](#)
 - Coming soon:
 - GIS mapping tool to help explore possible configurations for multi-family zoning districts and confirm that zoning districts will meet State guidelines
 - MHP is completing a project to map every parcel in MA and all existing housing densities on every parcel so communities will be able to align proposed new districts with existing densities and development patterns

Technical assistance:

- [Mass Housing Partnership](#): MHP will be regularly updating the Housing Toolbox above and have staff dedicated to answer questions. They are also operating the Complete Neighborhoods Partnership to complement the zoning requirement for 12 selected communities
 - Technical Assistance: MHP Senior Planner, Katy Lacy, klacy@mhp.net
 - Mapping & analysis: Matija Jankovic, MHP's Center for Housing Data, mjankovic@mhp.net
- [CMRPC and DLTA](#): CMRPC has been allocated District Local Technical Assistance funding for 2022 to help designated MBTA Communities within the region be well-positioned to meet Section 3A compliance
- [EEA Planning Assistance Grant Program](#): Up to \$50,000 per proposal to implement land use regulations consistent with land conservation and development objectives, and provision of sufficient and diverse housing
- [FY23 Community One Stop for Growth](#): Programs like Housing Choice Grant Program, Community Planning Grants, and the Rural and Small Town Development Fund are resources that MBTA Communities can apply for



**Opportunity for questions &
comments**

**Town Manager's Report for the Period of
March 28, 2022 – April 8, 2022**

1. **Key Meetings Attended:**

- Monday, March 28, 2022 – Weekly Fire Station Conference Call with Design Team.
- Tuesday, April 5, 2022 – Met with Sewer Superintendent Mark Kuras who announced his plan to retire after 41 years of service to the Town.
- Thursday, April 7, 2022 – Met with State Representative David Muradian to discuss State Budget and Projects.
- Friday, April 8, 2022 – Met with DPW Staff and CDM Smith to discuss flow capacity study at WWTP.

2. **Fire Station Project:** The General bid has been advertised as plans are at 100%. A set is on the table in the Selectmen's Room for viewing. The subcontractor bids will be due April 14th and the general contractor bids will be due April 28th so that final numbers are available for Town Meeting. The Town Manager will hold a Public Forum on the project on Wednesday, April 27th at 7 pm.
3. **Northbridge Elementary School Reuse Study:** The BPCC has selected Abacus Architects to perform the study. The next step is to enter into an agreement and issue a Notice to Proceed. A project kick-off meeting will take place with the BPCC on April 13th.
4. **Fire Department Radio Communications Study:** Chief White and Chief Labrie are working with the firm CTA on the project which is on-going.
5. **Fire Department Strategic Plan:** The Fire Chief and staff continue to work with the consultant CPSM for this project which is on-going.
6. **American Rescue Plan Act (ARPA):** Now that the recommended Funding Project Plan has been approved, projects are able to move forward. The Town Manager is putting together contracts with the non-profits and departments will need to coordinate necessary procurements.
7. **FY2023 Budget and SATM Warrant:** The Warrant for Town Meeting has been posted following Town Counsel's Review. In addition the Town Clerk has been notified of the Ballot Questions for the Town Election in May.