

**TOWN OF NORTHBRIDGE
BOARD OF SELECTMEN'S MEETING
NORTHBRIDGE TOWN HALL
7 MAIN STREET - WHITINSVILLE, MA 01588
April 25, 2022 at 7:00 PM**

PLEDGE OF ALLEGIANCE

- I. APPROVAL OF MINUTES:** A. 1) March 28, 2022 2) April 11, 2022
- II. PUBLIC HEARING: B. 7:05 PM** – Zeus Gas Station DBA Valley Gas (Samih Younes, Mgr.), 194 Church Street, Whitinsville, MA 01588/Application for a Class II – Used Car Dealers License/**Present:** Samih Younes
- III. APPOINTMENTS:**
- IV. CITIZENS' COMMENTS/INPUT**
- V. DECISIONS:**
- C. 2022 Annual License Renewals [Junk Dealers, Bowling & Billiards] / Vote to approve subject to the payment of all monies due the Town
- D. Spring Annual Town Election [Tuesday, May 17, 2022]/Vote to sign election warrant
- E. Pine Grove Cemetery Deed/Ohhanes and Rosette Kourkounian [Lot No. 161 and 162, two graves, Forest Ave. West (North)]
- F. Conservation Fund- Monetary Donation 1) Brian & Deborah Castell in the amount of \$250.00
2) Dennis & Barbara McNamee in the amount of \$100.00/Vote to accept
- G. Stone Hill Partners, LLC [Stone Hill Condos] -Vote to accept monetary gift in the amount of \$100,000.00 (Mumford Riverwalk Improvements)
- VI. DISCUSSIONS**
- VII. TOWN MANAGER'S REPORT**
- VIII. SELECTMEN'S CONCERNS**
- IX. ITEMS FOR FUTURE AGENDA**
- X. CORRESPONDENCE**
- XI. EXECUTIVE SESSION**

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

A.1.

BOARD OF SELECTMEN'S MEETING

March 28, 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, Collins and Melia. Also Present: Adam D. Gaudette, Town Manager.

The Pledge of Allegiance was recited by those present.

APPROVAL OF MINUTES: A. 1) February 14, 2022. A motion/Mr. Melia, seconded/Mr. Collins to approve the February 14, 2022 minutes as presented with the readings omitted. Vote yes/Unanimous. **2) February 28, 2022.** A motion/Mr. Collins, seconded/Mr. Melia to approve the February 14, 2022 minutes as presented with the readings omitted. Vote yes/Unanimous.

PUBLIC HEARING/None

APPOINTMENTS: By the Board of Selectmen: Board of Registrars (Annual Reappointments): 1) Linda Zywień, Town Clerk (Republican). 2) Janet Burke (Democrat). A motion/Mr. Melia, seconded/Mrs. Cannon to reappoint Linda Zywień, Town Clerk (Republican) and Janet Burke (Democrat). Vote yes/Unanimous.

3) Cultural Council: a) Krystina Molt b) Ariel Lopez (Present – Yurima Guilarte-Walker, Chair). Ms. Guilarte-Walker noted that Ms. Molt is a retired school teacher from Worcester Public Schools, and has a bachelor degree in Sociology and a master's degree in Human Services. Ms. Guilarte-Walker mentioned that Mr. Lopez also has a degree in Human Services and is a Veteran of the United States Airforce. Ms. Molt expressed interest in the Cultural Council to help better promote the lives in the community. Mr. Lopez stated that he has been a resident since August, and is coming from Milford where he was active in their community. He added that he has an Associates Degree in Human Services and is looking to serve the town. A motion/Mr. Collins, seconded/Mr. Melia to appoint Ms. Krystina Molt and Mr. Ariel Lopez to the Cultural Council. Vote yes/Unanimous.

CITIZENS' COMMENTS/INPUT/None

Northbridge Veterans' Council /1) Request to hold the Memorial Day Parade in Whitinsville on Monday, May 30, 2022 at 10:00 AM. 2) Request permission to use Memorial Park for Memorial Day exercises. Mr. Lessard explained that they are requesting permission to hold the parade again this year after not having it for several years due to covid. Selectman Melia asked if the set up would be the same beginning at Colonial Drive and marching down to Memorial Park. Mr. Lessard confirmed that is correct, and added he hopes to add more groups to the parade. A motion/Mr. Melia, seconded/Mr. Athanas to approve the request to hold the Memorial Day Parade in Whitinsville on Monday, May 30, 2022 at 10:00 AM and to use Memorial Park for Memorial Day exercises. Vote yes/Unanimous.

Armenian Church / Request to hang a banner across Church Street from Sunday, August 7, 2022 until Sunday, August 21, 2022 to advertise the annual Church Picnic to be held Sunday, August 21, 2022. A motion/Mr. Collins, seconded/Mrs. Cannon to approve the Request to hang a banner across Church Street from Sunday, August 7, 2022 until Sunday, August 21, 2022 to advertise the annual Church Picnic to be held Sunday, August 21, 2022. Vote yes/Unanimous.

Spring Annual Town Meeting [May 3, 2022] / Vote to sign warrant upon completion and final review by Town Counsel. Town Manager Gaudette noted that nothing has changed since the last meeting, and the

Finance Committee held their public meeting where they voted to put their articles on. A motion/Mr. Athanas, seconded/Mrs. Cannon to sign the warrant upon completion and final review by Town Counsel. Vote yes/Unanimous.

Annual Town Election [May 17, 2022]/Vote to notify the Town Clerk to place questions on the Annual Town Election Ballot. Town Manager Gaudette explained that the board needs to notify the Town Clerk within thirty-five days of any town ballot questions. Town Counsel has split the Charter Amendment questions into two separate questions.

a) Town Charter Amendments. Last fall Charter amendments came before town meeting most of which were approved at town meeting. Changes included language and grammatical updates. A motion/Mr. Melia, seconded/Mr. Collins to place question 2 and question 3 regarding the Charter amendments on the Annual Town Election Ballot and notify the Town Clerk. Vote yes/Unanimous.

b) Fire Station Project Funding (Debt Exclusion). Town Manager Gaudette explained that in 2020 Town meeting and the annual election approved funding for the Fire Station project that was proposed. With the rise in construction and labor cost prices are going up and the project needs are estimated at a 22% increase, requiring an additional 4.3 million. There will be a public forum to answer any questions on Wednesday, April 27th. First the appropriation to borrow the additional estimated funds will need to pass at town meeting, and secondly, we will need another debt exclusion since the amount of money has changed. A motion/Mr. Melia, seconded/Mr. Cannon to place question 1 regarding the Proposition 2 ½ on the Annual Town Election Ballot and notify the Town Clerk.

c) Civil Service Revocation. Town Manager Gaudette and Chief Labrie exhibited a PowerPoint presentation. Currently Northbridge is in the Civil Service System and has been looking to get out for the last six to seven years. With the changes in the Department, it seemed like a suitable time to discuss this issue and bring it before the Board Selectmen and residents. The Civil Service Unit is a division under the commonwealth's Human Resources Division (HRD). HRD oversees tests applicants or current employees seek promotion all of which is conducted by the Civil Service Unit. The HRD also has a Civil Service Commission, who manage appeals from employees who have been disciplined or bypassed for promotion or employment. Civil Service was adopted in 1884 and has since become outdated. It was designed to protect hiring and discipline from patronage and political interference. Today departments have policies and collective bargaining agreement that afford these protections to employees. Towns have left civil service with the budget reductions the HRD has been subject to, they no longer certify appointments or promotions, employees chose to utilize arbitrators as using HRD can take years to resolve, and they are using provisional hires to sidestep testing and hiring regulations. HRD is unable to keep up with testing and classification needs of agencies in the field, the system makes it difficult for agencies to compete for the best job candidates. Exiting Civil Service would allow for greater flexibility and promotional process, the exam score and rank does not have to be the only determining factor for who the Department interviews and hires, the Department can determine the expiration date of the hiring and promotional lists, and they can set minimum eligibility guidelines not allowed under Civil Service such as higher education levels. The Town can determine what hiring preferences they want to acknowledge, such as residency, military experience, language proficiency and academy training. The candidate pool would be much larger to select from, and departments can diversify their workforce without jumping through hurdles. Departments can recruit educated candidates from colleges to take their exam, allow for flexibility to hire lateral transfers, and have the ability to incorporate community and department specific criteria into promotional exams. Those promotional exams will more accurately gauge an officer's suitability to become a supervisor, it would attribute beyond a test score, such as contribution to the community and performance evaluation, and would give the ability to mandate a probationary period for promotions. Town Manager Gaudette acknowledged that they have been asked what their promotional policy would include. After discussion with the Police Chief and Officer Mitchell the town would be required to strictly adhere to the appointment

and promotional policies. Town Manager Gaudette stated that there are about thirty-five to forty that have backed out of Civil Service. Chief Labrie briefly explained that he is looking for the support of the Board of Selectmen and the residents. Chief Labrie described the many things that has changed since he has been on the force such as their uniforms, vehicles, weapons they carry and the one thing they have not changed is the hiring process. Town Manager Gaudette pointed out the reason for the ballot question to leave Civil Service is due to the way it came into the town, which is also the way it would go out. Town Manager Gaudette added that throughout the discussions they have been speaking with staff as well since it is a change in working conditions, which would make it subject to bargaining. Union President Mr. Mitchell suggested that this would be a great step forward to allow for a very fair and flexible hiring and promotional process. Selectman Athanas asked if there were any cons in leaving Civil Service. Town Manager Gaudette explained that if the ballot question passes, it will then be filed with the State Human Resources Division, which means that all existing employees will be grandfathered in for the discipline portion of the statute for civil service and new hires will be subject to the discipline in the collective bargaining agreement. Officer Mitchell reasoned that the only negative impact they were concerned about would be the change, but it has been taken off the table with the transparent language in the agreements. Selectman Melia read aloud a statement expressing his support for the Northbridge Police Department exiting Civil Service. A motion/Mr. Melia, seconded/Mrs. Cannon to place question 4 revoking acceptance for Chapter 21 of the General Laws, the Civil Service Law on the Annual Town Election Ballot and notify the Town Clerk. Vote yes/Unanimous.

Cable TV License Renewal Process/Present: Harry Berkowitz, Chairman, Cable Advisory Committee. Mr. Berkowitz noted that they have no control over the prices of cable and explained that is not part of the Cable TV contract. The pricing is done between the cable company through the Department of Communications. He further explained that the cable companies do need a license to operate within the municipality. Currently we have Charter, and it is assumed that we will renew with them. The two options for renewal would be a formal renewal, which is lengthy, has time restrictions and can be cumbersome or we could do informal negotiations, which Mr. Berkowitz feels would be the best route. Mr. Berkowitz introduced Bill Tartaglia noting that he would be the advisor of the committee. He explained that the Selectmen have the final say in the agreement and mentioned that the Cable Advisory Committee does not want to include anything in the agreement that the Board would not back up in the case that Charter does not follow through with the terms of the agreement. He further noted that one requirement is a public hearing with the Cable Advisory Committee, the Board of Selectmen and Charter representatives. 3.5% of the funds Charter receives from Northbridge residents' aids in funding the local access channels, which they would be looking to increase the percentage received to 5% which is consistent in other towns. Town Manager Gaudette requested Mr. Berkowitz explain the Public Access Charge. Mr. Berkowitz explained that the first and fifth year of the contract there is a capital expense to buy equipment, and the annual amount for operating expense which is around one-hundred and ninety-five thousand dollars. Mr. Berkowitz also noted that something they would be requesting is the local channels in HD. He noted that they would also be looking at updating the recording system in the Board of Selectmen's meeting room as the technology is over ten years old. Mr. Berkowitz proposed grant money through ARPA if it is available. Town Manager Gaudette advised that their understanding of the ARPA funding under the cable aspect is to get access to people who do not have access to cable. Chairman Ampagoomian asked what the timeline is. Mr. Berkowitz replied that it expires in May of 2023 and they would like to get going and done this year. Chairman Ampagoomian proposed he provide a meeting schedule and brief description to the Town Manager so it can be added to the website in order to recruit volunteers. He then asked what is required from the Board of Selectmen. Mr. Berkowitz voiced that he needs members who are willing to be on the Committee, and the meet at the studio. Chairman Ampagoomian queried as to if the Selectmen could put forward any requests pending, they had any. Mr. Berkowitz agreed that they could bring any requests forward. Discussion continued regarding the legal aspect of negotiating the contract and they are welcome to use KP, Law. Mr. Berkowitz asked if the town would cover the cost of the attorney and explained that in years past, they were told the town would not cover it. There was no verbal answer, but the following dialogue

seems as though there was a nod yes. Selectman Melia asked what their total budget is. Mr. Berkowitz replied that is about one-hundred and ninety-five thousand dollars. Selectman Melia recommended that the Town Manager do the informal negotiations and then have Town Counsel review everything. Selectman Collins added that a member of the Cable Advisory Committee also be involved. Selectman Melia noted that earlier it was mentioned that there are not enough members on the Board to meet, then asked if there was anyone on the Committee that would sit in on the negotiations. Mr. Berkowitz responded that they have four members but that is a quorum so all four need to show up. Town Manager Gaudette acknowledged the need for members on the Cable Advisory Committee. He further explained the process of the contract renewal would be for the Advisory Committee to discuss the changes to the existing license, get the Boards approval or in this case the Town Manager and if he felt the Board needed to make a further decision, he would bring it before the Board. Then negotiate with Charter and once negotiations are complete Town Counsel would review and approve the changes and it would go before the Board of Selectmen and the Advisory Committee at a hearing. Chairman Ampagoomian acknowledged that he heard Verizon was planning on opening their services to other communities. Mr. Berkowitz explained that letters have been sent to Verizon and Comcast requesting their services, but the way the State sets up the renewal is to favor the cable company that already has infrastructure and the investment. Chairman Ampagoomian asked how negotiations are going in other surrounding communities. Mr. Tartaglia commented that he has been monitoring negotiations in other Towns and they are receiving the 5% and the contracts are ten years. The discussion ended and the Cable Advisory Committee was asked to keep the Town Manager in the loop as far as negotiations and a public hearing.

TOWN MANAGER'S REPORT: 1) Key Meetings Attended: Monday, March 14, 2022 – Weekly Fire Station Conference Call with Design Team. Monday, March 14, 2022 – Attended the Board of Selectmen Meeting. Tuesday, March 15, 2022 – Met with Dan Lassard from BV Veterans regarding Memorial Day plans. Wednesday, March 16, 2022 – Attended the Finance Committee Public Meeting to discuss the FY2023 Budget and ARPA. Thursday, March 17, 2022 – Met with Selectman Melia to discuss Agendas and Projects. Tuesday, March 22, 2022 – Attended the virtual Planning Board Meeting for the Fire Station Project. Wednesday, March 23, 2022 – Attended the Finance Committee Meeting for their voting on the Warrant Articles for SATM. Thursday, March 24, 2022 – Held a virtual Department Head Meeting. **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 in April. **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 have recently participated in 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 60 days. **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 Finance Committee met this past week on March 23rd to vote their positions on the articles in order to prepare the Booklet for Town Meeting. This coming March 28th, the Board of Selectmen will vote to sign the Warrant pending Town Counsel Review and vote on any Ballot Questions for the Town Election in May.

Town Manager Gaudette provided a reminder that the Annual Town Meeting is scheduled for May 3, 2022 at 7 PM at the Middle School and the Annual Election will follow on Tuesday, May 17, 2022.

SELECTMEN'S CONCERNS: Selectman Melia 1) was notified by a resident on Sherry Street of the hazardous conditions and they were looking to see it repaved. He then asked Mr. Luchini if he had a chance

to see the road yet. Mr. Luchini replied he had not had a chance today and plans to see it tomorrow. **Selectman Athanas 1)** mentioned the road across from Clarks. Mr. Luchini replied that they have been monitoring and filling the potholes and when the Uxbridge Hottop Plant opens in April, they will be sending out a crew to fill the holes. **2)** asked when the sweeper will be out. Mr. Luchini replied that the sweeper has been out on the warmer days, and they have completed the Swift and Mason neighborhoods. **Selectman Collins 1)** asked if there was a prioritized list of roads to be paved. Mr. Luchini stated that when he first started there were about twenty-three roads they were targeting to be repaved, and they have gotten through fourteen of them. He explained that sometimes a road will fail faster than others and it jumps up on the list. Mr. Luchini observed that Mendon Road is giving out badly, and they will not be able to do the whole thing, but they will look to do the worst portions. Other roads like Car Street, the top of Church Street are in desperate need of repair. Mr. Luchini stated that funding they receive for Chapter 90, unfortunately doesn't go that far. Selectman Collins noted that we need to contact our Senators and Representatives to raise the amount of Chapter 90, especially with the price of everything going up. Town Manager Gaudette noted that the Massachusetts Municipal Association does ask for an increase in Chapter 90 every year and unfortunately the amount has been the same since the 70's. **Chairman Ampagoomian 1)** mentioned that he received a service award from the Whitin Community Center, to which he was humbled. He acknowledged that he found out who nominated him for the award was former Selectmen Jack Davis. He thanked Mr. Davis for his commitment to the Town and for showing confidence in him.

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

A motion/Mr. Melia, seconded/Mrs. Cannon to adjourn the public meeting. Vote yes/Unanimous.

Meeting Adjourned: 8:05 PM

Respectfully submitted,

Russell D. Collins, Clerk

/mjc

LIST OF DOCUMENTATION

BOARD OF SELECTMEN'S MEETING - OPEN SESSION

March 28, 2022

PLEDGE OF ALLEGIANCE

- I. APPROVAL OF MINUTES: A. 1) February 14, 2022**
-Copy of February 14, 2022
- 2) February 28, 2022
-Copy of February 28, 2022
- II. PUBLIC HEARING**
- III. APPOINTMENTS:**
- B. By the Board of Selectmen:**
- Board of Registrars (Annual Reappointments):**
- 1) Linda Zywiec, Town Clerk (Republican)/No documentation
2) Janet Burke (Democrat)/No documentation
3) Cultural Council: a) Krystina Molt
-Copy of talent bank form for Krystina Molt
- b) Ariel Lopez (Present – Yurima Guilarte-Walker, Chair)
-Copy of talent bank form for Ariel Lopez
- IV. CITIZENS' COMMENTS/INPUT**
- V. DECISIONS:**
- C. Northbridge Veterans' Council /1) Request to hold the Memorial Day Parade in Whitinsville on Monday, May 30, 2022 at 10:00 AM. 2) Request permission to use Memorial Park for Memorial Day exercises**
-Copy of letter requesting the Selectmen's approval
- D. Armenian Church / Request to hang a banner across Church Street from Sunday, August 7, 2022 until Sunday, August 21, 2022 to advertise the annual Church Picnic to be held Sunday, August 21, 2022**
-Copy of email requesting approval to hang a banner
- E. Spring Annual Town Meeting [May 3, 2022] / Vote to sign warrant upon completion and final review**
by Town Counsel
-Copy of FY23 Budget Calendar
-Copy of Warrant for the Spring Annual Town Meeting
- F. Annual Town Election [May 17, 2022]/Vote to notify the Town Clerk to place questions on the Annual Town Election Ballot**
-Copy of ballot questions
- a) Town Charter Amendments
-Copy of letter from the Attorney Generals written opinion Charter Amendments

-Copy of report from the Charter Review Committee

b) Fire Station Project Funding (Debt Exclusion)

- Copy of Fire Station flyer**
- Copy of tax rate impact**
- Copy of estimated projection**

c) Civil Service Revocation

- Copy of presentation**

VI. DISCUSSIONS:

G. Cable TV License Renewal Process/Present: Harry Berkowitz, Chairman, Cable Advisory Committee

- Copy of Cable renewal process guide**

VII. TOWN MANAGER'S REPORT/No documentation

VIII. SELECTMEN'S CONCERNS/No documentation

IX. ITEMS FOR FUTURE AGENDA/None

X. CORRESPONDENCE/None

XI. EXECUTIVE SESSION/None

A.2.

BOARD OF SELECTMEN'S MEETING

April 11, 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, Collins and Melia. Also Present: Adam D. Gaudette, Town Manager. Selectwoman Cannon was absent, and it is duly noted.

The Pledge of Allegiance was recited by those present.

APPROVAL OF MINUTES: March 14, 2022. A motion/Mr. Collins, seconded/Mr. Athanas to approve the March 14, 2022 minutes as presented with the readings omitted. Vote yes/Board members: Athanas, Ampagoomian, and Collins. Abstain: Selectman Melia

PUBLIC HEARING/none

APPOINTMENTS: By the Town Manager/Vote to affirm: Paul Bessette, Working Foreman, DPW Highway Division/Present: Jamie Luchini, Interim DPW Director. Mr. Luchini stated that Mr. Bessette has been an employee of the DPW for twenty-five years and he has had the pleasure of working with him for the last nine years and he has stepped up. He is familiar with the job and is familiar with the area. Mr. Bessette looks forward to this opportunity. A motion/Mr. Melia, seconded/Mr. Collins to affirm the Town Managers appointment of Paul Bessette as Working Foreman for the DPW. Vote yes/Board Members: Athanas, Ampagoomian, Collins and Melia.

By the Board of Selectmen/Vote to appoint: Green Energy Committee [Selectmen's Representative]. A motion/Mr. Collins, seconded/Mr. Melia to nominate Selectman Athanas as the Selectmen's Representative on the Green Energy Committee. Vote yes/Board Members: Athanas, Ampagoomian, Collins and Melia.

RESIGNATIONS/Vote to Accept: Patricia Corkum, Cultural Council. A motion/Mr. Collins, seconded/Mr. Melia to accept Ms. Corkum's resignation latter and send a thank you letter for her service. Vote yes/Board Members: Athanas, Ampagoomian, Collins and Melia.

CITIZENS' COMMENTS/INPUT/None

Spring Annual Town Meeting [Tuesday, May 3, 2022] – Vote positions on all warrant articles. Town Manager Gaudette noted that the Finance Committee has voted their positions on the articles already. **Article 1 (Board of Selectmen) - Prior year bills.** Town Manager Gaudette stated that we have approximately twelve thousand dollars' worth of prior year bills for expense items as well as insurance related items. A motion/Mr. Collins, seconded/Mr. Melia to support article 1. Vote yes/Board Members: Athanas, Ampagoomian, Collins and Melia. **Article 2 (Board of Selectmen) - Budget Adjustments.** This will approve appendments to articles from the May 4, 2021 meeting and the October 26, 2021 meeting. A motion/Mr. Collins, seconded/Mr. Melia to support article 2. Vote yes/Board Members: Athanas, Ampagoomian, Collins and Melia. **Article 3 (Finance Committee) – FY'23 Omnibus Budget.** This is the overall budget for next year beginning on July 1, 2022 the amount not to exceed fifty million, four hundred and sixty thousand nine hundred and twenty two dollars. A motion/Mr. Melia, seconded/Mr. Athanas to support article 3. Vote yes/Board Members: Athanas, Ampagoomian, Collins and Melia. **Article 4 (Board of Selectmen) – Sewer Enterprise Budget.** The Board of Selectmen act as Sewer Commissioners and this is to approve the Sewer Enterprise budget. A motion/Mr. Melia, seconded/Mr. Collins to support article 4. Vote yes/Board Members: Athanas, Ampagoomian, Collins and Melia. **Article 5 (Board of**

Selectmen) – Water Enterprise. The Board of Selectmen also act as Water Commissioners, and this is to approve the Water Enterprise budget. A motion/Mr. Melia, seconded/Mr. Collins to support article 5. Vote yes/Board Members: Athanas, Ampagoomian, Collins and Melia. **Article 6 (Board of Selectmen) – Chapter 90 funds.** This will allow us to spend Chapter 90 funds to improve the roads in town. A motion/Mr. Melia, seconded/Mr. Athanas to support article 6. Vote yes/Board Members: Athanas, Ampagoomian, Collins and Melia. **Article 7 (Board of Selectmen) – Compensating Balances Agreements.** This will allow the Treasurer/Collector to enter into compensating balance agreements. A motion/Mr. Melia, seconded/Mr. Athanas to support article 7. Vote yes/Board Members: Athanas, Ampagoomian, Collins and Melia. **Article 8 (Board of Selectmen) – Revolving Funds.** This will set the spending limits for the revolving funds in FY23. There are no changes to the amounts from last year. A motion/Mr. Melia, seconded/Mr. Athanas to support article 8. Vote yes/Board Members: Athanas, Ampagoomian, Collins and Melia. **Article 9 (Board of Selectmen) - Pine Grove Cemetery.** This is to transfer funds from the Pine Grove Trust to operate the cemetery in FY23. A motion/Mr. Melia, seconded/Mr. Athanas to support article 9. Vote yes/Board Members: Athanas, Ampagoomian, Collins and Melia. **Article 10 (Community Preservation)** – This article will disburse the funds received from taxes into the reserve accounts. A motion/Mr. Melia, seconded/Mr. Athanas to support article 10. Vote yes/Board Members: Athanas, Ampagoomian, Collins and Melia. **Article 11 (Community Preservation Committee)** – This article will approve the spending of funds for administrative tasks. A motion/Mr. Melia, seconded/Mr. Athanas to support article 11. Vote yes/Board Members: Athanas, Ampagoomian, Collins and Melia. **Article 12 (Community Preservation Committee)** – This article contributes funds to renovate the Linwood Basketball complex. Selectman Collins asked if this was being done in house or if it would go out to bid. Town Manager Gaudette replied that the total project is about six hundred thousand dollars, and we have an architect who will assist in putting together the bids and specs. A motion/Mr. Melia, seconded/Mr. Athanas to support article 12. Vote yes/Board Members: Athanas, Ampagoomian, Collins and Melia. **Article 13 (Board of Health)** – Funds for the Quaker Street Landfill to meet DEP action plan requirements. A motion/Mr. Melia, seconded/Mr. Athanas to support article 13. Vote yes/Board Members: Athanas, Ampagoomian, Collins and Melia. **Article 14 (Board of Selectmen)** – For improvements at Pine Grove Cemetery. A motion/Mr. Melia, seconded/Mr. Athanas to support article 14. Vote yes/Board Members: Athanas, Ampagoomian, Collins and Melia. **Article 15 (Board of Selectmen)** – Sewer Enterprise for funding of programs and/or improvements. A motion/Mr. Melia, seconded/Mr. Athanas to support article 15. Vote yes/Board Members: Athanas, Ampagoomian, Collins and Melia. **Article 16 (Board of Selectmen)** – Water Enterprise to fund water main improvements in Linwood Avenue, Court Street, and Edgemere Avenue. A motion/Mr. Athanas, seconded/Mr. Melia to support article 16. Vote yes/Board Members: Athanas, Ampagoomian, Collins and Melia. **Article 17 (Board of Selectmen)** - Town Building Maintenance Fund. A motion/Mr. Athanas, seconded/Mr. Melia to support article 17. Vote yes/Board Members: Athanas, Ampagoomian, Collins and Melia. **Article 18 (School Committee)** - Building Maintenance Funds for improvements at the Schools. A motion/Mr. Athanas, seconded/Mr. Melia to support article 18. Vote yes/Board Members: Athanas, Ampagoomian, Collins and Melia. **Article 19 (Board of Selectmen)** – Capital Projects such as the Linwood Basketball courts and other purchases like equipment and repairs. A motion/Mr. Athanas, seconded/Mr. Melia to support article 19. Vote yes/Board Members: Athanas, Ampagoomian, Collins and Melia. **Article 20 (Board of Selectmen)**- Capital Projects funded from surplus accounts. A motion/Mr. Athanas, seconded/Mr. Melia to support article 20. Vote yes/Board Members: Athanas, Ampagoomian, Collins and Melia. **Article 21 (Board of Selectmen)** – Approximately 4.3 million in Additional funds for the Fire Station project. A motion/Mr. Athanas, seconded/Mr. Melia to support article 21. Vote yes/Board Members: Athanas, Ampagoomian, Collins and Melia. Selectmen Melia asked what happens if the amount comes in over 4.3 million. Town Manager Gaudette explained that they have a meeting scheduled ahead of town meeting for any amendments that need to be made. **Article 22 (Finance Committee)** – This article will transfer any remaining funds into stabilization. Town Manager Gaudette noted that we will likely recommend passing over this article. The Finance Committee will wait until the night of Town meeting to make a recommendation. The Board of Selectmen chose to do the same.

Terri Powell, Race Director/Request to hold the 34th Annual Whitin Five Mile Road Race, at 8:10 AM, Thursday, November 24, 2022, and subject to the safety requirements of the Northbridge Police Department. A motion/Mr. Melia, seconded/Mr. Collins to approve the request to hold the 34th Annual Whitin Five Mile Road Race, at 8:10 AM, Thursday, November 24, 2022, and subject to the safety requirements of the Northbridge Police Department. Vote yes/Board Members: Athanas, Ampagoomian, Collins and Melia.

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. A motion/Mr. Collins, seconded/Mr. Melia to approve the 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. Vote yes/Board Members: Athanas, Ampagoomian, Collins and Melia.

Central Mass. Regional Planning Commission (CMRPC) - Northbridge's MBTA Communities Briefing Session/Present: Trish Settles, CMRPC. Mr. Bechtholdt, Town Planner introduced Trish Settles from CMRPC. He further explained that provided to them is a letter from the Executive Office of Housing and Economic Development regarding the Economic Development package that was signed into law, which enable municipalities to adopt zoning measures that promote housing by a simple majority vote. Also included in the packet is the residentially zoned districts. Ms. Settles explained that Northbridge is an MBTA community, which is a community that is one town out from one of the MBTA Commuter rail stations. As a result of that, the economic bond bill that was passed presents certain requirements of those MBTA communities, one of which is new compliance with Section 3A of Chapter 40A. Tonight's briefing is one of two parts of an interim compliance of the regulations, which is in draft format. House Bill No. 5250, an act enabling partnerships for growth, passed in December 2020 and was signed by Governor Baker in January 2021. The housing provisions included in the bill were Housing Choice Zoning Reforms, \$50M for Transit Oriented Housing Development, \$50M for Neighborhood Stabilization and \$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. Ms. Settles pointed out that the regulations are still in draft format and final comments were due to DHCD on March 31, 2022. Furthermore, she explained the language of the act, which talks about an MBTA community shall have a zoning ordinance or bylaw that provides for at least 1 district of reasonable size in which multi-family housing is permitted, without age restrictions, and must be suitable for families with children. It shall have a minimum gross density of 15 units per acre, located not more than .5 mile from a commuter rail station, subway station, ferry terminal or bus station. Ms. Settles reported that communities that do not comply with this section will not be eligible for funds for things like pothole and road repairs, MassWorks, Housing Choice and other grants. The draft guidelines specifically address what it means to permit multi-family housing "as of right"; metrics to determine "reasonable size"; how to determine if a multi-family district has a minimum gross density of 15 units per acre, clarifications on age restrictions and suitability for families and children; and extend to which MBTA communities have flexibility to choose the location of a multi-family district. Ms. Settles reiterated that the draft guidelines are not a mandate for a production, and do not say you have to build 750 units, you just need to create a zone that would allow for it. Ms. Settles then reviewed the details of the bill. 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 by 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 multi-family use. 2) determining "reasonable size" – a. Minimum Land Area: at least 50 acres of the land within .5 mile of a transit station; overlay districts are acceptable as long as they do not consist of a collection of small, non-contiguous acres; at least one portion of the overlay district must include 25 contiguous acres; no portion of the district less than 5 acres will count toward the minimum size

requirement. b. Minimum Multi-Family Unit Capacity: the district must be capable to accommodate a reasonable number of multi-family housing units as of right; the minimum capacity for adjacent communities is 10% of the Town's overall housing stock, which is just shy of 7,000 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 limitation, maximum floor area ratio, setbacks, parking space requirements, and other restrictions of bylaws. 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 - a. District-wide Gross Density: zoning must legally and practically allow for a district-wide gross density of 15 units per acre. 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. Ms. Settles reported that there is a chance that we are in compliance if not close to compliance with our R5 district. CMRPC will work with the Planning Board to review the R5 districts once the guidelines are finalized, to figure out if that district meets the requirements. In Northbridge, 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 multifamily district zoning cannot include units with age restrictions and cannot place or limit restrictions on the size of units, number of bedrooms, size of bedrooms, and number of occupants. 5) Location of Districts: the MBTA communities with some land area within .5 miles of a transit station, which Northbridge does not fall under. Ms. Settles explained that there are two levels of compliance and since we are waiting for the full compliance, they are targeting the interim compliance. This states that 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. Ms. Settles moved on to the compliance timeline. March 31, 2022 was the deadline for public comments on the draft guidelines, which they received a number of comments from our region, regarding incrustations limitations and concern of lack of suitability. The briefing is tonight, in advance of the May 2, 2022, deadline. Also, by May 2, 2022 we will need to submit a community information form. December 31, 2022 is the deadline for the interim compliance and we will need to submit an application for a determination of compliance as set forth in section 9.a of the guidelines; notify DHCD that you have no existing multi-family district that fully complies with these guidelines. July 1, 2023 is the deadline for DHCD approval of an action plan. This will consist of creating a bylaw, which will amend or tweak the zoning to get us where need to be, and from there the application would be submitted for the determination for compliance. December 31, 2023 is the deadline for adopting new zoning. March 31, 2024 is the deadline to apply for determination of compliance. If the town is not in compliance, we will not be eligible to apply for funds from Housing Choice, Local Capital Projects Funds; and MassWorks Infrastructure Program. CMRPC has set aside funding to assist their communities with compliance. The next steps for compliance this year consists of completing the Community Information Form, comments on the draft guidelines will be reviewed by the State, with final guidelines being released in late spring/early summer. By December 31st Northbridge must either submit a request for determination of compliance or notify DHCD that there is no existing district that complies with the guidelines and submit a proposed action plan. Ms. Settles then reviewed resources, which are available for viewing in the PowerPoint presentation of the agenda packet. Mr. Bechtholdt reiterated that this public forum currently underway is the first step. The second step will be to submit the form in the coming weeks. Mr. Bechtholdt noted that in the packet there is a map showing the districts, and he pointed out the R5 district, which is located in the new village and consists of 145 acres, where multi-family housing dwelling units are currently allowed by right at a density of over 20 units per acre. Mr. Bechtholdt recapped that this is a state mandate, and it is required to have multi-family zoning to address the housing shortage. Selectmen Athanas asked how many opportunities for grants would the town miss out on if the town does not come into compliance with these regulations, and asked if we have received any funding from these grants in the past. Mr. Bechtholdt replied that we have not received a MassWorks grant, but we have applied, and he felt as though we were very competitive, but were not fortunate enough

to receive them. He is not familiar with the other three grant agencies. Selectman Collins questioned what the timeline is for verifying that we qualify with DHCD. Mr. Bechtholdt replied that CMRPC will need to finalize their draft, but at this point there is no one to submit it to. Selectman Melia felt as though Northbridge was in better shape than the surrounding towns with the new village area and sections of multi-family housing in Rockdale. He then asked what would happen if at the town meeting the voters opt not to pass the article. Mr. Bechtholdt explained that prior to last year, zoning articles related to housing required a 2/3 vote, the state has now changed that regulation to be a simple majority. Mr. Bechtholdt reiterated that they would be before the Board again with an update.

TOWN MANAGER'S REPORT: 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. **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. **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. **Fire Department Radio Communications Study:** Chief White and Chief Labrie are working with the firm CTA on the project which is on-going. **Fire Department Strategic Plan:** The Fire Chief and staff continue to work with the consultant CPSM for this project which is on-going. **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. **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. Town Manager Gaudette announced that they will be holding a public forum on the ballot questions on Wednesday, April 27, 2022 at 7 PM here in the Board of Selectmen's meeting room. Any residence with questions should plan to attend.

SELECTMEN'S CONCERNS/None
ITEMS FOR FUTURE AGENDA/None
CORRESPONDENCE/None
EXECUTIVE SESSION/None

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

Meeting Adjourned: 7:52 PM

Respectfully submitted,

Russell D. Collins, Clerk

/mjc

**LIST OF DOCUMENTATION
BOARD OF SELECTMEN'S MEETING - OPEN SESSION
April 11, 2022**

- I. APPROVAL OF MINUTES: A. March 14, 2022**
-Copy of March 14, 2022 meeting minutes
- II. PUBLIC HEARING/None**
- III. APPOINTMENTS: B. By the Town Manager/Vote to affirm: Paul Bessette, Working Foreman, DPW Highway Division/Present: Jamie Luchini, Interim DPW Director**
-Copy of appointment letter to Paul Bessette
- C. By the Board of Selectmen/Vote to appoint: Green Energy Committee [Selectmen's Representative]/No documentation**
- D. RESIGNATIONS/Vote to Accept: Patricia Corkum, Cultural Council**
-Copy of resignation letter from Patricia Corkum
- IV. CITIZENS' COMMENTS/INPUT**
- V. DECISIONS:**
- E. Spring Annual Town Meeting [Tuesday, May 3, 2022] – Vote positions on all warrant articles**
-Copy of warrant positions
-Copy of Spring Annual Town Meeting Warrant articles
- F. Terri Powell, Race Director/Request to hold the 34th Annual Whitin Five Mile Road Race, at 8:10 AM, Thursday, November 24, 2022, and subject to the safety requirements of the Northbridge Police Department**
-Copy of letter requesting the road race
-Copy of map of road race
-Copy of approval from the Interim DPW Director
-Copy of approval from the Chief of Police
- 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**
-Copy of email request to hang a banner
- VI. DISCUSSIONS**
- H. Central Mass. Regional Planning Commission (CMRPC) - Northbridge's MBTA Communities Briefing Session/Present: Trish Settles, CMRPC**
-Copy of letter from Housing and Economic Development regarding a bill for housing choice zoning
-Copy of zoning layout and use regulation
-Copy of PowerPoint presentation
- VII. TOWN MANAGER'S REPORT/No documentation**
- VIII. SELECTMEN'S CONCERNS**
- IX. ITEMS FOR FUTURE AGENDA/None**
- X. CORRESPONDENCE/None**
- XI. EXECUTIVE SESSION/None**

B.

NOTICE TO ABUTTERS

**TOWN OF NORTHBRIDGE
PUBLIC NOTICE**

Notice is hereby given under Chapter 140, Section 59 of the MGL's, that the Northbridge Board of Selectmen will hold a Public Hearing on **Monday, April 25, 2022 at 7:05 PM**, to consider the application of Zeus Gas Station dba Valley Gas, located at 194 Church Street, Whitinsville, MA 0158 [Samih Younes, Mgr.] for a Class II License to buy/sell used vehicles. The meeting will be held in the Board of Selectmen's room at the Town Hall located at 7 Main Street, Whitinsville, MA 01588.

Northbridge Board of Selectmen
Charles Ampagoomian Jr., Chairman
April 11, 2022

TOWN Of NORTHBRIDGE

APPLICATION FOR A LICENSE TO BUY, SELL, EXCHANGE OR ASSEMBLE SECOND HAND MOTOR VEHICLES OR PARTS THEREOF

I, the undersigned, duly authorized by the concern herein mentioned, hereby apply for a Class II license, to Buy, Sell, Exchange or Assemble second hand motor vehicles or parts thereof, in accordance with the provisions of Chapter 140 of the General Laws.

1. What is the name of the concern? Zeiss Gas Station DBA Valley Gas

Business address of concern. No. 194 Church St., Whitinsville City - Town.

2. Is the above concern an individual, co-partnership, an association or a corporation? C

3. If an individual, state full name and residential address.

4. If a co-partnership, state full names and residential addresses of the persons composing it.

5. If an association or a corporation, state full names and residential addresses of the principal officers.

President Samih Younes

Secretary

Treasurer

6. Are you engaged principally in the business of buying, selling or exchanging motor vehicles? Yes

If so, is your principal business the sale of new motor vehicles? No

Is your principal business the buying and selling of second hand motor vehicles? Yes

Is your principal business that of a motor vehicle junk dealer? No

7. Give a complete description of all the premises to be used for the purpose of carrying on the business.

Gas station with 2 pumps + 2 Bays Garage
and Full Garage space in bottom level

8. Are you a recognized agent of a motor vehicle manufacturer? No
(Yes or No)

If so, state name of manufacturer

9. Have you a signed contract as required by Section 58, Class 1? No
(Yes or No)

10. Have you ever applied for a license to deal in second hand motor vehicles or parts thereof? Yes
(Yes or No)

If so, in what city - town Upton - Uxbridge

Did you receive a license? Yes For what year? 2022-2023
(Yes or No)

11. Has any license issued to you in Massachusetts or any other state to deal in motor vehicles or parts thereof ever been suspended or revoked? No
(Yes or No)

Sign your name in full [Signature] Smith Younger
(Duly authorized to represent the concern herein mentioned)

Residence 162 Blackstone St Mendon MA 01756

IMPORTANT

EVERY QUESTION MUST BE ANSWERED WITH FULL INFORMATION, AND FALSE STATEMENTS HEREIN MAY RESULT IN THE REJECTION OF YOUR APPLICATION OR THE SUBSEQUENT REVOCATION OF YOUR LICENSE IF ISSUED.

NOTE: If the applicant has not held a license in the year prior to this application, he must file a duplicate of the application with the registrar. (See Sec. 59)

APPLICANT WILL NOT FILL THE FOLLOWING BLANKS

Application after investigation.....
(Approved or Disapproved)

License No. Granted....., 20..... Fee \$

Signed: _____

CHAPTER 140 OF THE GENERAL LAWS, TER. ED., WITH AMENDMENTS THERETO (EXTRACT)

SECTION 57. No person, except one whose principal business is the manufacture and sale of new motor vehicles but who incidentally acquires and sells second hand vehicles, or a person whose principal business is financing the purchase of or insuring motor vehicles but who incidentally acquires and sells second hand vehicles, shall engage in the business of buying, selling, exchanging or assembling second hand motor vehicles or parts thereof without securing a license as provided in section fifty-nine. This section shall apply to any person engaged in the business of conducting auctions for the sale of motor vehicles.

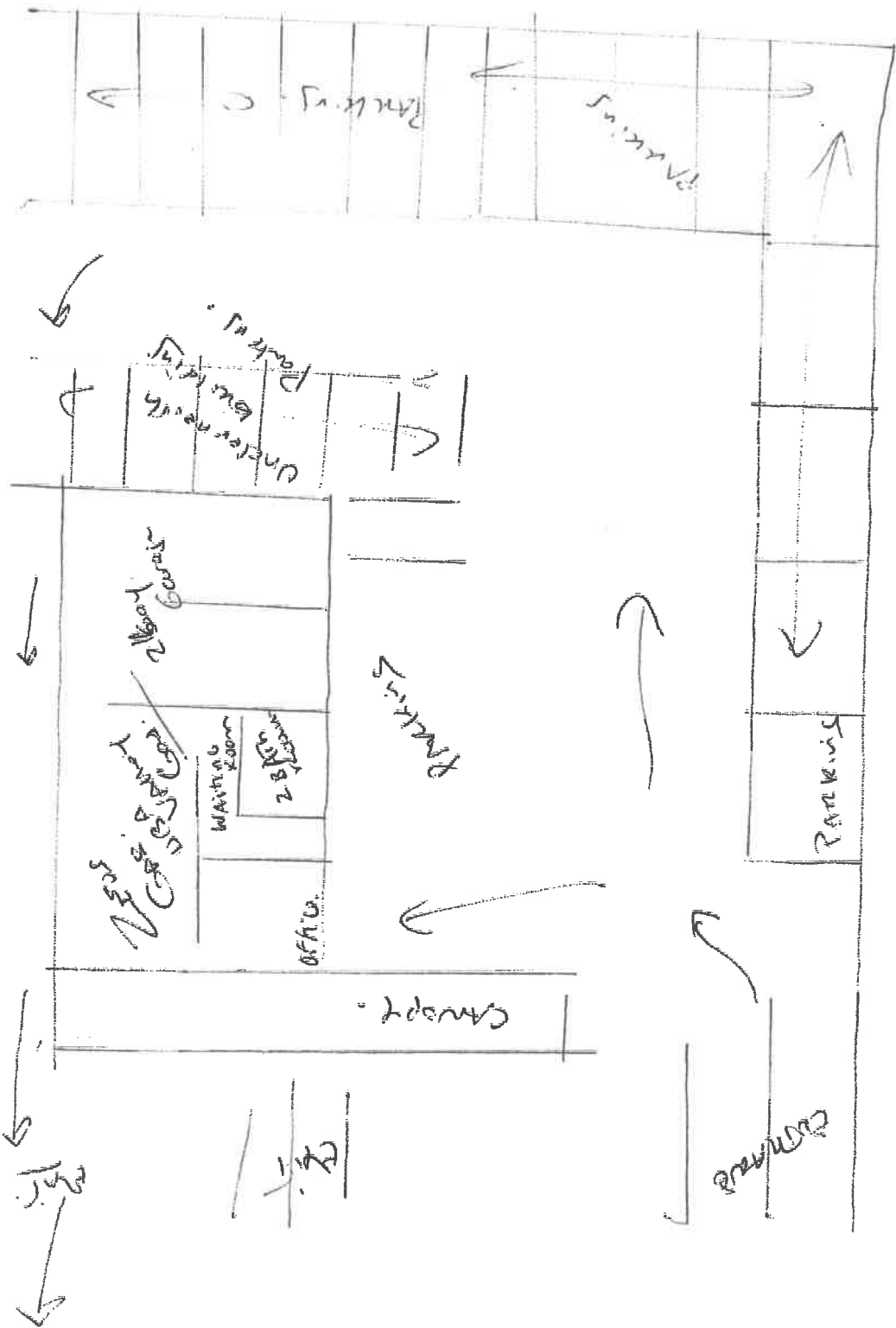
SECTION 58. Licenses granted under the following section shall be classified as follows:

Class 1. Any person who is a recognized agent of a motor vehicle manufacturer or a seller of motor vehicles made by such manufacturer whose authority to sell the same is created by a written contract with such manufacturer or with some person authorized in writing by such manufacturer to enter into such contract, and whose principal business is the sale of new motor vehicles, the purchase and sale of second hand motor vehicles being incidental or secondary thereto, may be granted an agent's or a seller's license; provided, that with respect to second hand motor vehicles purchased for the purpose of sale or exchange and not taken in trade for new motor vehicles, such dealer shall be subject to all provisions of this chapter and of rules and regulations made in accordance therewith applicable to holders of licenses of class 2.

Class 2. Any person whose principal business is the buying or selling of second hand motor vehicles may be granted a used car dealer's license.

Class 3. Any person whose principal business is the buying of second hand motor vehicles for the purpose of remodeling, taking apart or rebuilding the same, or the buying or selling of parts of second hand motor vehicles or tires, or the assembling of second hand motor vehicle parts, may be granted a motor vehicle junk license.

SECTION 59. The police commissioner in Boston and the licensing authorities in other cities and towns may grant licenses under this section which shall expire on January first following the date of issue unless sooner revoked. The fees for the licenses shall be fixed by the licensing board or officer, but in no case shall exceed \$100 dollars. Application for license shall be made in such form as shall be approved by the registrar of motor vehicles in sections fifty-nine to sixty-six, inclusive, called the registrar, and if the applicant has not held a license in the year prior to such application, such application shall be made in duplicate, which duplicate shall be filed with the registrar. No such license shall be granted unless the licensing board or officer is satisfied from an investigation of the facts stated in the application and any other information which they may require of the applicant, that he is a proper person to engage in the business specified in section fifty-eight in the classifications for which he has applied, that said business is or will be his principal business, and that he has available a place of business suitable for the purpose. The license shall specify all the premises to be occupied by the licensee for the purpose of carrying on the licensed business. Permits for a change of situation of the licensed premises or for addition thereto may be granted at any time by the licensing board or officer in writing, a copy of which shall be attached to the license. Cities and towns by ordinance or by-law may regulate the situation of the premises of licensees within class 3 as defined in section fifty-eight, and all licenses and permits issued hereunder to persons within said class 3 shall be subject to the provisions of ordinances and by-laws which are hereby authorized to be made. No license or permit shall be issued hereunder to a person within said class 3 until after a hearing, of which seven days' notice shall have been given to the owners of property abutting on the premises where such license or permit is proposed to be exercised. All licenses granted under this section shall be revoked by the licensing board or officer if it appears, after hearing, that the licensee is not complying with sections fifty-seven to sixty-nine, inclusive, or the rules and regulations made thereunder; and no new license shall be granted to such person thereafter, nor to any person for use on the same premises, without the approval of the registrar. The hearing may be dispensed with if the registrar notifies the licensing board or officer that a licensee is not so complying. Any person aggrieved by any action of the licensing board or officer refusing to grant, or revoking a license for any cause may, within ten days after such action appeal therefrom to any justice of the superior court in the county in which the premises sought to be occupied under the license or permit applied for are located. The justice shall, after such notice to the parties as he deems reasonable, give a summary hearing on such appeal, and shall have jurisdiction in equity to review all questions of fact or law and may affirm or reverse the decision of the board or officer and may make any appropriate decree. The decision of the justice shall be final.





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

Date: March 29, 2022

To: James Sheehan, Building Inspector
From: Melissa Ciaramitato, Sr. Administrative Assistant/HR Assistant
Re: Class II License (Used Car Dealer)

Name(s): Samih Younes - Zeus Gas Station dba Valley Gas

Address: 194 Church Street

City, ST, Zip: Whitinsville, MA 01588

Telephone: 508-887-6334

Has requested a Class II License to:

buy/sell used vehicles
(purpose)

Zeus Gas Station dba Valley Gas (Samih Younes), 194 Church Street, Whitinsville, MA 01588
(location)

Please review and state opinion as to: 1) whether or not the above location is suitable and 2) if the type of business is a permitted use at that location and is in compliance with Town of Northbridge zoning bylaws. See attached license application.

*Approved per ZBA Decision 24-SP-06.
maximum of 10 vehicles for sale.*


James Sheehan
Inspector of Buildings

4-4-2022
Date

(No more Than 10 vehicles)



**TOWN OF NORTHBRIDGE
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NORTHBRIDGE TOWN HALL
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WHITINSVILLE, MASSACHUSETTS 01588
Phone- (508) 234-2095 Fax- (508) 234-7640
www.northbridgemass.org**

**Adam D. Gaudette
Town Manager**

Date: March 29, 2022

To: Timothy Labrie, Police Chief
From: Melissa Ciaramitaro, Sr. Administrative Assistant/HR Assistant
Re: Class II License (Used Car Dealer)

Name(s): Samih Younes

Address: 194 Church Street

City, ST, Zip: Whitinsville, MA 01588

Telephone: 508-887-6334

Has requested a Class II License to:

buy/sell used vehicles
(purpose)

Zeus Gas Station dba Valley Gas (Samih Younes)
(location)

Please inspect the above premises and determine whether or not the floor plan is the same as submitted with the license application. See attached application and floor plan.


Timothy Labrie, Police Chief

3/30/22
Date

ZBA

THE COMMONWEALTH OF MASSACHUSETTS

NORTHBRIDGE

City or Town

BOARD OF APPEALS

Date: July 6, 2006

Certificate of Granting of Variance or Special Permit
(General Laws Chapter 40A, Section 11)

The Board of appeals of the City or Town of NORTHBRIDGE

hereby certifies that a ~~Variance~~ Special Permit has been granted

To J. William Gifford

Address 223 Magill Drive

City or Town Grafton, MA

COPY

affecting the rights of the owner with respect to land or buildings at 194 Church Street,
Whitinsville - Assessor's Map 14A, Parcel 13; recorded in Worcester County Registry
of Deeds Book 8592, Pages 370 & 371.

And the said Board of Appeals further certifies that the decision attached hereto is a true and correct copy of its decision granting said ~~variance~~ — special permit, and that copies of said decision, and of all plans referred to in the decision, have been filed with the planning board and the city or town clerk.

The Board of Appeals also calls to the attention of the owner or applicant that General Laws, Chapter 40A, Section 11 (last paragraph) provides that no ~~variance~~ or special permit, or any extension, modification or renewal thereof, shall take effect until a copy of the decision bearing the certification of the town or city clerk that twenty days have elapsed after the decision has been filed in the office of the city or town clerk and no appeal has been filed or that, if such appeal has been filed, that it has been dismissed or denied, is recorded in the registry of deeds for the county and district in which the land is located and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The fee for such recording or registering shall be paid by the owner or applicant.

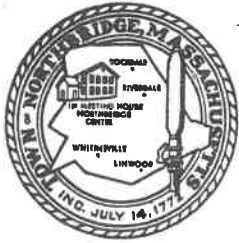
Thomas Hansson, Chairman

Doreen A. Cedrone

Doreen A. Cedrone

Town Clerk of Northbridge

re: 24-SP-06



TOWN OF NORTHBRIDGE

ZONING BOARD OF APPEALS

21 PIEDMONT STREET
WHITINSVILLE, MA 01588

Phone (508) 234-0819
Fax (508) 234-0814

RECEIVED

06 JUN 14 AM 9:52

NORTHBRIDGE TOWN CLERK
DOREEN A. CEDRONE

24-SP-06

DECISION: GRANTED

COPY

This is an application for a **Special Permit** brought by **J. William Gifford, 223 Magill Drive, Grafton, MA.** In bringing this application which was filed with the Town Clerk on **May 10, 2006** the applicant sought a **Special Permit** pursuant to **Article V, Section 173-12 of the Zoning By-laws, in order to allow the sale of used vehicles at 194 Church Street, Whitinsville.**

Said **property** is located at **194 Church St.** consisting of **20,524 sq. ft.** and is shown on **Assessor's Map 14A as Parcel 13.** The property is owned by **Kenneth Couture, 426 Hill Street, Whitinsville,** described in a deed recorded in **Worcester County Registry of Deeds Book 8592, Pages 370 & 371.**

Upon receipt of that application, the Zoning Board of Appeals scheduled a Public Hearing thereon for **June 8, 2006** in the Northbridge Town Hall, 7 Main St., Whitinsville, at **7:20 P.M.** Notice of the time and place of that Hearing, and the subject matter thereof was published, mailed and posted as required by law.

Thereupon, the application came on for a Hearing before the Zoning Board of Appeals at the time and place as scheduled. The following members of the Board were present and assigned to that Hearing: **Carol Snow, Diane Woupio, William Corkum, Stephen Witkus, and Harold Hartmann.**

24-SP-06

Evidence in support of the application was presented by **William Gifford**.

Countervailing testimony was offered by **no one**.

FINDINGS

The applicant was seeking a Special Permit pursuant to Article V, Section 173-12 of the Zoning By-laws, Table of Use Regulations in order to allow the sale of used vehicles at 194 Church Street, Whitinsville. The property, shown on Assessor's Map 14A as Parcel 13 is located in a Business-1 zoning district and is owned by Kenneth Couture, 426 Hill Street, Whitinsville.

Mr. Gifford was present to discuss his application. He stated that he currently has a license to sell vehicles at 277 Church St. He also repairs vehicles at 194 Church Street which is the Prime Gas Station located in a Business-1 zoning district. He would like to transfer his Class II – Used Car Dealer's License from 277 Church Street to 194 Church Street. In order to allow him to sell used automobiles and motorcycles within this zoning district, it requires a Special Permit from the Zoning Board of Appeals.

The applicant submitted a diagram of the property indicating the location of the where the vehicles will be parked on the site. The vehicles will be parked approximately 40-50 feet from the street. The applicant agreed to a maximum of 10 vehicles for sale on the site at any one time.

There were no abutters present and therefore no opposition to the proposed plan.

Board members were in agreement that the location was appropriate as the current use is auto service and gas station. However, they also felt that a limit of 10 cars was appropriate for this particular site. The site has town sewer and water and there would be no impact on the character of the neighborhood as it is zoned Business-1 and surrounded by other businesses. The site is located on a main street of a business district and there would be little or no traffic generated by this proposed use.

DECISION

Carol Snow made a motion to grant the Special Permit as proposed with the condition that there be a maximum of ten (10) vehicles at any one time and that the proposed use be subject to Site Plan Review by the Planning Board. Motion seconded by Harold Hartmann, the vote being 5-0 in favor.

CONDITIONS

- 1. That there be a maximum of 10 vehicles for sale at any one time.***
- 2. That the proposed use be subject to Site Plan Review by the Planning Board.***

24-SP-06

THIS DECISION WAS MADE IN CONSIDERATION OF THE STANDARDS AND RECOMMENDATIONS CONTAINED IN THE NORTHBRIDGE MASTER PLAN OF 1994.

Signed: _____

COPY

[Handwritten signatures]

RECEIVED

06 JUN 14 AM 3:53

NORTHBRIDGE TOWN CLERK
DOREEN A. CEDRONE

[Handwritten signature]

Doreen A. Cedrone, Town Clerk

[Handwritten date]

Date Filed

NOTE: A SPECIAL PERMIT SHALL LAPSE AFTER A PERIOD OF TWO YEARS AND A VARIANCE SHALL LAPSE AFTER A PERIOD OF ONE YEAR IF NOT ACTED UPON. PLEASE REFER TO M.G.L. CHAPTER 40A.

July 6, 2006

This is to certify and verify that twenty (20) days have elapsed since this decision was filed in the Town Clerk's office and that no appeals have been filed in reference to same.

A TRUE COPY

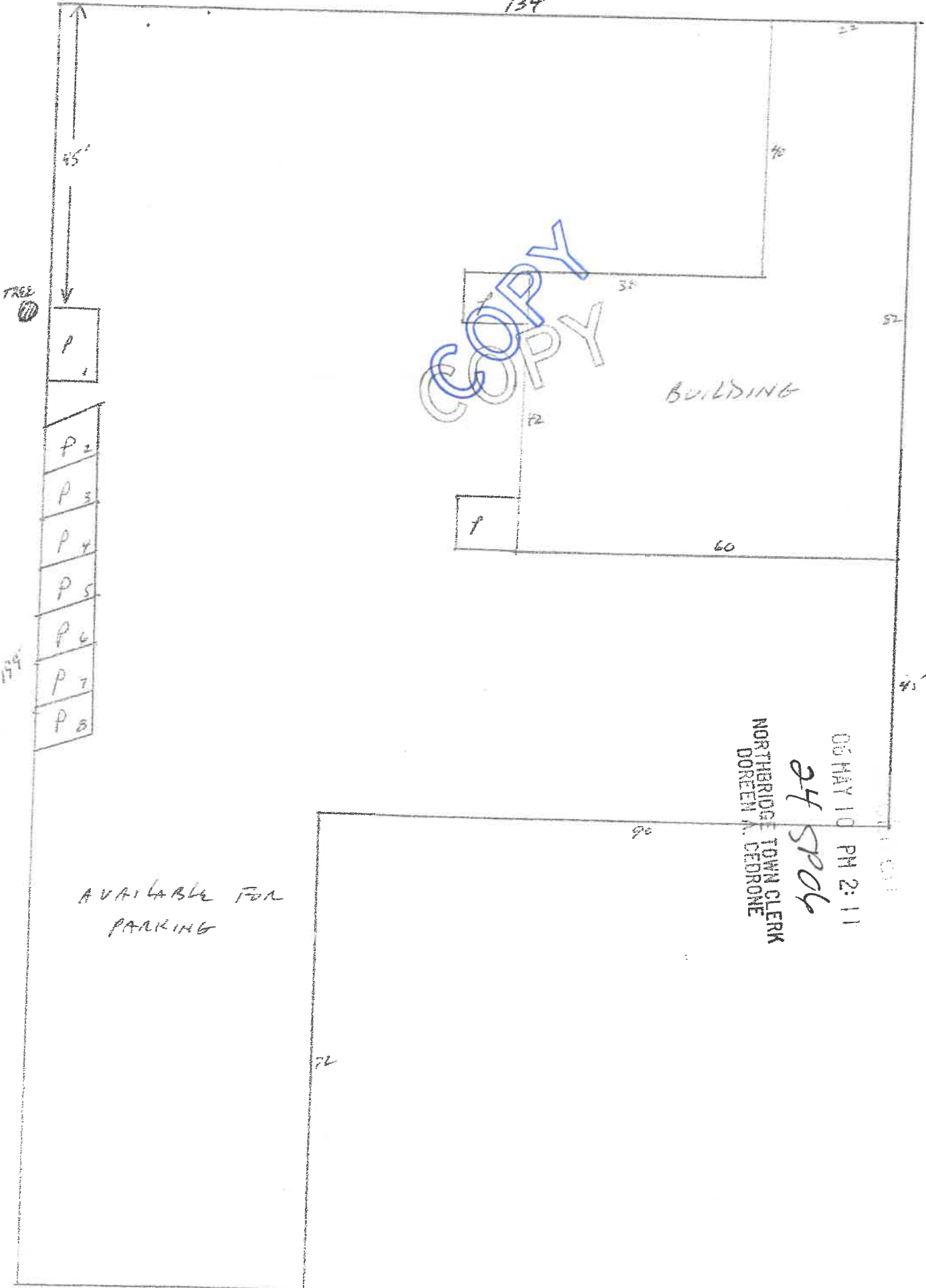
ATTEST:

[Handwritten signature]

Doreen A. Cedrone
Town Clerk, Northbridge

CHURCH ST

134'



COPY

BUILDING

AVAILABLE FOR
PARKING

06 MAY 10 PM 2:11
 24 Spok
 NORTHERIDGE TOWN CLERK
 DOREEN A. CEDRONE

NTM License Slips

Row 1

Current Status On Agenda for 4.25.22

Done

License ID: NTM#16134

License Type: Class II - Used Car Dealers

Description: Request for a Class II - Used Car Dealers License [Samih Younes, Mgr.] at 194 Church Street, Whitinsville. ZBA Special Permit allows for no more than 10 vehicles. Application attached.

Business: Zeus Gas Station dba Valley Gas

Applicant: Samih Younes

Address: 194 Church Street

Approval Target

Slip Started on: 04/05/22 2:40 PM

PLANNING Approve:

PLANNING Comments: Subject to site plan review -as may be required by Insp. of Bldgs. /ZEO

POLICE Approve:

POLICE Comments: Signoff in packet

FIRE Approve:

FIRE Comments: Site plan review of proposal.

BUILDING ZONING Approve:

BUILDING ZONING Comments: Signoff in packet

CONSERVATION Approve:

CONSERVATION N/A
Comments:

HEALTH
Approve:

HEALTH N/A
Comments:

ASSESSORS
Approve:

ASSESSORS
Comments:

TREASURER
COLLECTOR
Approve:

TREASURER OUTSTANDING REAL ESTATE TAXES FOR FY 2021 IN THE
COLLECTOR AMOUNT OF \$396.28
Comments:

2022 Junk/Bowling Billiards Renewals

C.

Establishment	Manager/Owner	License Type
<i>Expires May 1, 2021 - Junk Dealer License \$100</i>		
Pedro Martell III dba Junk in the Trunk	Mr. Pedro Martell III	Junk Dealers
<i>Expires May 1, 2021 - Bowling/Billiards License - \$30</i>		
MSM Management, Inc dba Sparetime Recreation	Mr. Mark Moon	Bowling License

COMMONWEALTH OF MASSACHUSETTS
TOWN OF NORTHBRIDGE
WARRANT FOR ANNUAL TOWN ELECTION
TUESDAY, MAY 17, 2022

D.

WORCESTER, ss:

To any Constable of the **TOWN OF NORTHBRIDGE:**

GREETINGS:

In the name of the Commonwealth, you are hereby required to notify and warn the inhabitants of the Town of Northbridge, qualified to vote in the **ANNUAL TOWN ELECTION** to vote at:

**Northbridge High School
427 Linwood Avenue
For Precincts 1, 2, 3, 4 and 5
on Tuesday, May 17, 2022 from 7:00 a.m. to 8:00 p.m. for the following purpose:**

To cast their votes in the Annual Town Election for candidates for the following offices and questions:

OFFICES

BOARD OF SELECTMEN.....TWO SEATS / THREE-YEAR TERMS
MODERATOR.....ONE SEAT / THREE-YEAR TERM
SCHOOL COMMITTEE.....ONE SEAT / THREE-YEAR TERM
PLANNING BOARD.....TWO SEATS / THREE-YEAR TERMS
TRUSTEES OF SOLDIERS' MEMORIALS – VETERAN.....ONE SEAT / THREE-YEAR TERM
TRUSTEES OF SOLDIERS' MEMORIALS – NON-VETERAN.....ONE SEAT / THREE-YEAR TERM
REDEVELOPMENT AUTHORITY.....ONE SEAT / FIVE-YEAR TERM
REDEVELOPMENT AUTHORITY.....ONE SEAT / ONE-YEAR TERM

QUESTIONS

Question 1: Shall the Town of Northbridge be allowed to exempt from the provisions of Proposition two and one-half, so called, the amounts required to pay for the bond issued in order to pay the costs for design and construction of a new Fire Station at 1681 Providence Road, including design services, permitting, and site improvements?

Yes ____
No ____

Question 2: Shall this Town approve the Charter amendments proposed by the Town Meeting and summarized below?

Yes ____
No ____

Summary: The October 26, 2021 Fall Annual Town Meeting, acting under Article 8 of the warrant, approved amendments to the Northbridge Home Rule Charter relating to the following: Town officials at Town Meetings – technical correction (Section 2-8); appointments by Board of Selectmen (Section 3-2(d)); description of election of School Committee members (Section 3-3(a)); Town Manager screening committee membership (Section 4-1(a)); School Committee budget procedure (Section 6-2(a)); posting of proposed Town operating budget (Section 6-3); and removals and suspensions of officers and board members – technical correction (Section 8-6)

Question 3: Shall this Town approve the Charter amendments proposed by the Town Meeting and summarized below?

Yes ____
No ____

Summary: The October 26, 2021 Fall Annual Town Meeting, acting under Article 9 of the warrant, approved amendments to the Northbridge Home Rule Charter relating to the following: grammatical and stylistic edits, as shown in the document available for review at the Town Meeting and on file with the Town Clerk.

Question 4: Shall the Town of Northbridge revoke its acceptance of Chapter 31 of the General Laws, the Civil Service law, for all positions in the Police Department?

Yes ____
No ____

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; seven (7) days at least before the time and place of election aforesaid.

Hereof fail not and make return of this warrant with your doings thereon at the time and place of said voting.
Given under our hands this 25th day of April, 2022.

SELECTMEN OF NORTHBRIDGE

Charles Ampagoomian, Jr., Chairman

James J. Athanas

Russell D. Collins

Alicia M. Cannon

Thomas J. Melia

WORCESTER, SS
Northbridge

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 vote at the time and place and for the purpose stated in this warrant by posting attested copies thereof as within directed.

Constable, Town of Northbridge

Date

(Warrant must be posted at least **seven days prior** to May 17, 2022.)

Know all Men by These Presents,

E.

That the Town of Northbridge, in the County of Worcester and Commonwealth of Massachusetts, in consideration of Three Thousand Two Hundred Dollars, paid by **Ohhanes and Rosette Kourkounian of 122 Laurelwood Drive, Hopedale, MA**, the receipt of which is hereby acknowledged, does sell and convey to said Ohhanes and Rosette Kourkounian, that certain cemetery **Lot Numbers 161 and 162, two graves situated on the way called Forest Ave West (North), 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.

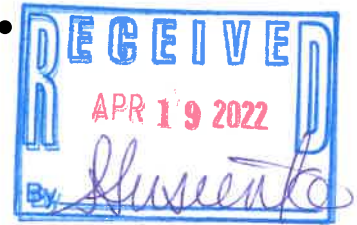
IN WITNESS WHEREOF, the said Town of Northbridge has caused these presents to be signed and sealed by its Board of Selectmen, this 25th day of April, in the year of our Lord Two Thousand Twenty-Two.



**TOWN OF NORTHBRIDGE
CONSERVATION COMMISSION**

7 MAIN STREET
WHITINSVILLE, MASSACHUSETTS 01588
Telephone (508) 234-0817
Fax (508) 234-0814

F.



MEMORANDUM

TO: Board of Selectmen

FROM: Conservation Commission *Book*

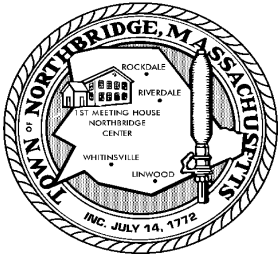
CC: Brian & Deborah Castell and Dennis & Barbara McNamee

DATE: April 19, 2022

RE: Conservation Fund – Donations Acceptance

The Conservation Commission is in receipt of a check from Brian and Deborah Castell in the amount of \$250.00 and a check from Dennis McNamee and Barbara Cascadden McNamee in the amount of \$100.00 for the Conservation Fund. The Town voted to establish this Conservation Fund at the Fall Annual Town Meeting 2021 (Article 7). I have included the Castells and McNamees to make them aware if they wish to attend the meeting.

The Conservation Commission is looking for you to formally accept these donations on behalf of the Conservation Commission at your next available meeting. Thank you.



G.

TOWN OF NORTHBRIDGE, MASSACHUSETTS

COMMUNITY PLANNING & DEVELOPMENT

R. Gary Bechtholdt II, Town Planner
7 Main Street Whitinsville, MA 01588
Phone: (508) 234.2447
gbechtholdt@northbridgemass.org

MEMORANDUM

Date: April 20, 2022

TO: CHARLIE AMPAGOOMIAN, CHAIR BOARD OF SELECTMEN
Adam D. Gaudette, Town Manager

From: R. Gary Bechtholdt II, Town Planner 

RE: **STONE HILL CONDOMINIUMS**
Monetary Donation -Acceptance of Gift

Arrangements shall be made for the Board of Selectmen to accept a monetary donation (/gift) from Stone Hill Partners, LLC, Owner/Developer of Stone Hill Condominiums.

Funds, in the amount of \$100,000.00 represents the seventh payment (/donation) for the Stone Hill Senior Living Development, where the Planning Board, as part of its Special Permit approval (July 19, 20219) allowed for payment in lieu of affordable units (totaling \$467,500.00).

In accordance with the Special Permit approval, Planning recommends the sum of \$100,000.00 be designated for design/construction/improvements to the Mumford Riverwalk (Linwood Avenue), for a total of \$200,000.00 from Stone Hill Partners, LLC for this project initiative.

[Suggested motion]

Vote to accept monetary donation (/gift) in the amount of \$100,000.00 from Stone Hill Partners, LLC. to be expended under the direction of the Planning Board for improvements to the Mumford Riverwalk (Linwood Avenue).

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

Take care & be well.

Cc: Planning Board Bldg. Dept. Stone Hill Partners, LLC. Accountant DPW Director /File