

**TOWN OF NORTHBRIDGE
BOARD OF SELECTMEN'S MEETING
NORTHBRIDGE TOWN HALL
7 MAIN STREET - WHITINSVILLE, MA 01588
June 13, 2022 at 7:00 PM**

PLEDGE OF ALLEGIANCE

I. APPROVAL OF MINUTES

II. PUBLIC HEARING/7:00 PM: A. 1) Slum & Blight Inventory Report - New Village & Rockdale Neighborhoods/**Present:** Tiffany Menard & Ted Harvey, Pioneer Valley Planning Commission (Consultant) **2)** Vote to accept [if ready]

III. RESIGNATIONS: B. Christopher Allen, Open Space and Recreation Plan Update Committee/Vote to accept

IV. CITIZENS' COMMENTS/INPUT

V. DECISIONS:

C. Northbridge Firefighters (IAFF Local 3338) / Application for a one-day weekday Entertainment License for the Fireworks event to be held from 6 PM to 10 PM on Saturday, July 16, 2022 at Lasell Field (Middle School) / **Present:** Anthony Genga, President Local 3338 and Event Organizer

D. Open Sky Community Services, 50 Douglas Road/Request to hang a banner across Church Street from Sunday, June 19, 2022 to Sunday, July 3, 2022 to advertise their Summer Concert Series

E. Town Clerk's Office/Request to hang a banner across Church Street from Sunday, August 28, 2022 to Sunday, September 11, 2022 to advertise the State Primary Election

F. Safety Committee Meeting Minutes [May 18, 2022]/Vote to accept recommendations

G. Rockdale Village Foundation / Vote to renew lease for a three-year term to expire June 30, 2025

H. Pine Grove Cemetery Deed / Vote to approve the sale of Lot 33A [one grave - Locust Ave.] to Daniel P. Wheeler

I. 250th Anniversary Committee/**1)** Request for a permit to parade in Whitinsville on Saturday, July 16, 2022 as follows: Crescent Street @ NES →Lake Street →Left on Main Street →Bear left on Church Street →Right on Cross Street →Left on Linwood Avenue → End just after Whitinsville Christian School; **2)** Request to close roads beginning at 9:00 AM along the above parade route as necessary

VI. DISCUSSIONS

VII. TOWN MANAGER'S REPORT

VIII. SELECTMEN'S CONCERNS

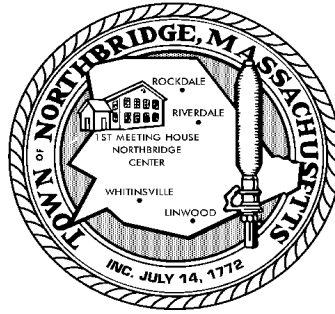
IX. ITEMS FOR FUTURE AGENDA

X. CORRESPONDENCE

XI. EXECUTIVE SESSION

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

A.



NORTHBRIDGE BOARD OF SELECTMEN

NOTICE OF PUBLIC HEARING

In accordance with provisions of Massachusetts General Laws, the Northbridge Board of Selectmen shall hold public hearing **Monday, June 13, 2022 (7:00 PM)** in Selectmen Chambers of the Northbridge Memorial Town Hall (7 Main Street, Whitinsville, MA 01588) to consider Slum & Blight Inventories prepared by Pioneer Valley Planning Commission for New Village and Rockdale neighborhood target areas in accordance with Department of Housing & Community Development, as part of town's FY2020 Community Development Block Grant program.

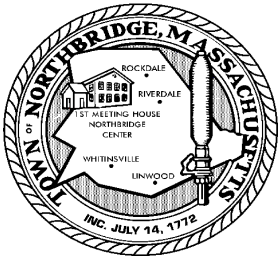
Copy of (draft) Slum & Blight Inventories are on file with Office of Town Clerk (7 Main Street) and Community Planning & Development (14 Hill Street) may be viewed during posted office hours or online at: northbridgemass.org/planning-board. Purpose of hearing is to provide opportunity for public comment; anyone wishing to be heard may attend said hearing at time and place designated.

Northbridge Memorial Town Hall is accessible to persons using wheelchairs and others with disabilities. For other accommodations please contact Town Manager Office (508) 234-2095 at least 72-hours prior to meeting. Those persons who may not be able to participate (in-person) are encouraged to submit written comments by mail (Northbridge Memorial Town Hall, 7 Main Street, Whitinsville, MA 01588) or via email (planning@northbridgemass.org) comments shall be received by Thursday, June 09, 2022.

Charles Ampagoomian Jr, Chair
NORTHBRIDGE BOARD OF SELECTMEN

WORCESTER TELEGRAM & GAZETTE
Wednesday, June 01, 2022

CC: Town Clerk
Town Manager/Board of Selectmen
Planning Board
Director of Public Works
/File



COMMUNITY PLANNING & DEVELOPMENT

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

MEMORANDUM

Date: June 06, 2022

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

From: R. Gary Bechtholdt II, Town Planner

RE: **SLUM & BLIGHT INVENTORY (SBI) -PUBLIC HEARING**
(2020 CDBG) New Village & Rockdale Neighborhoods

At its meeting of Monday June 13, 2022, the Board of Selectmen shall hold a Public Hearing for Slum & Blight Inventories prepared for the New Village and Rockdale neighborhood Target Areas. During the public hearing, Tiffany Menard and Ted Harvey (Consultants) from Pioneer Valley Planning Commission will review the SBI reports prepared; including general introduction, overview of target area(s), methodology used to determine level of deterioration, and results determining target areas (New Village & Rockdale neighborhoods) meet criteria (/definition) of substandard, blighted, or decadent areas as provided for in MGL Chapter 121A & 121B.

At the conclusion of the hearing, the Board of Selectmen shall vote to certify Target Area(s) meet the criteria for Slum & Blight. The SBI reports, along with the Board's vote will then be provided to DHCD -Department of Housing & Community Development for review and confirmation of same.

Provided below is the *MOTION/VOTE* to be taken for each of the Target Area(s):

New Village Target Area

Based on information provided in the Slum & Blight Inventory for Northbridge, Massachusetts dated June 2022, the Northbridge Board of Selectmen hereby certifies that the designated NEW VILLAGE TARGET AREA is in disrepair with recognizable and patterned disinvestment. As such, the area meets the Commonwealth's definition of substandard, blighted, or decadent areas as stated in Massachusetts General Law Chapter 121A and 121B.

Rockdale Target Area

Based on information provided in the Slum & Blight Inventory for Northbridge, Massachusetts dated June 2022, the Northbridge Board of Selectmen hereby certifies that the designated ROCKDALE TARGET AREA is in disrepair with recognizable and patterned disinvestment. As such, the area meets the Commonwealth's definition of substandard, blighted, or decadent areas as stated in Massachusetts General Law Chapter 121A and 121B.

Copy of the Slum & Blight Inventories are attached hereto, same filed with the Office of the Town Clerk (June 02 2022) and posted on the town's webpage (<https://www.northbridgemass.org/community-planning-development/news/fy2020-cdbg-slum-blight-inventory-reports-new-village-rockdale>). Reference is made to Community Planning & Development memo dated May 17, 2022 (attached), regarding SBI discussion item reviewed by the Board of Selectmen (May 23 2022).

Take care & be well.

Cc: /File

2022

Northbridge Slum & Blight Inventory



New Village Target Area

Report compiled by the Pioneer Valley
Planning Commission for the Town of
Northbridge

Table of Contents

Introduction

Background

Methodology of Slum and Blight Inventory

Results of Slum and Blight Inventory

DRAFT

Introduction

The Town of Northbridge, Massachusetts, with the assistance of the Pioneer Valley Planning Commission (PVPC), has completed an inventory of the New Village neighborhood in order to determine if the area qualifies as “slum and blighted.” The designation will allow the Town to apply for funding critical to revitalizing the area. The town received designation in 2006 in the New Village target area. This current inventory is meant to update and expand the designation, allowing the town to continue eliminating the current conditions of blight on an area wide basis. It will also prevent further blight by addressing marginal properties that could, if left unassisted, deteriorate further. Specifically, the designation will allow Northbridge to continue with its work on infrastructure improvements, housing rehabilitation and other activities that support neighborhoods revitalization.

Inventory results show that the **New Village target area meets the definition and criteria to be considered a “Slum and Blighted” area.** The boundaries of Northbridge’s Slum and Blight target areas were determined by identifying areas with high concentrations of properties displaying signs of deferred maintenance, disinvestment, and abandonment. New Village consists of primarily rental residential properties with some owner-occupied single-family homes. More than 25 percent of the properties within New Village have experienced physical deterioration of buildings and abnormally low property values. In addition, more than 52 percent of the public infrastructure is in poor or fair condition and is in a general state of deterioration based on an infrastructure assessment conducted by PVPC.

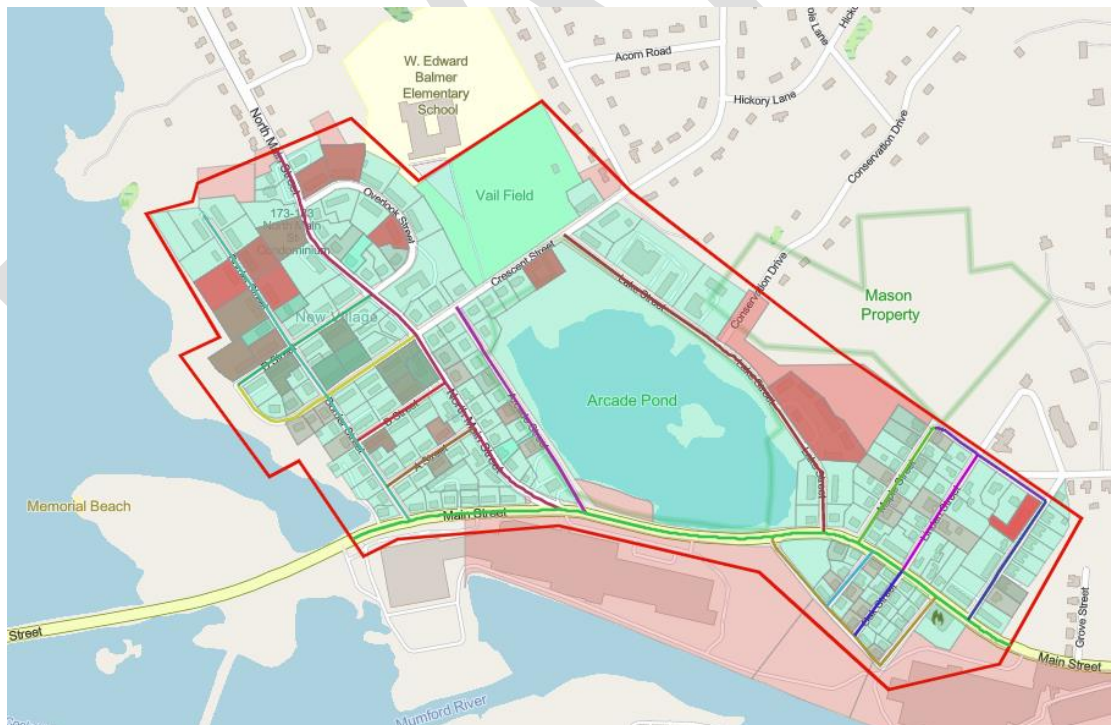


Figure 1: New Village Neighborhood in Northbridge, MA (target area for the 2022 Slum and Blight Inventory outlined in red)

Background

Northbridge was a prominent mill town during the early American Industrial Revolution given its abundant natural resources and proximity to Worcester and Providence. The greatest industrial growth occurred at Mumford River Falls where an early cotton manufactory was built near the iron foundry in 1809, with workers' housing and two more cotton mills by 1830. Work began on creating a mill village in 1814 in what is today, Rockdale. The row-style houses that were constructed for the mill workers are still the predominant housing type in this neighborhood today. This development resulted in Rockdale becoming a major transportation hub for the region. Providence Road, the Central Turnpike, and the Providence and Worcester Railroad all intersected in Rockdale.

Northbridge's industrial heritage is most notably known for the Whitin family who specialized in cotton yard goods and state-of-the-art textile machinery. Their operations took place in what became Whitinsville. By 1865, the Whitin family had created worker cottages and tenements, a residential area for management, numerous large estates, a library, a high school, and the Whitinsville National Bank. At its peak, over three-fourths of the male residents of Northbridge were employed by the Whitin family. However, in 1923 the depression caused the closure of cotton mills throughout the region. The Whitinsville Cotton Company, the Linwood Cotton Company, and the mills in Rockdale and Riverdale were forced to close their doors. The only surviving company was the Whitin Machine Works. This was until the late 1940s when worker strikes led to its decline. By the 1950s, the Whitins' sold their businesses, housing units, and farm.

The closure of the once thriving mills has resulted in disinvestment in public infrastructure and housing. The proposed slum and blight target area includes the area of Northbridge surrounding Arcade Pond. It extends north on North Main Street to Village Laundromat, east on Main Street to the Northbridge Fire Department, and west on Main Street to the intersection of Border Street. This area belongs to U.S Census Tract 7501.

Within the New Village target area, there are:

- 189 structures
- 21,046 linear feet of roads
- 36,604.6 linear feet of sidewalks

Methodology of Slum and Blight Inventory

In order to determine the level of deterioration of buildings in the target areas, PVPC staff completed field surveys of all the properties from January through April 2022. Assessing slum and blight requires viewing certain structures components including: roofing, windows and doors, exterior walls, porch/stairs/deck, foundation, storefront and signage, and parking lots. PVPC staff evaluated each structure component as excellent, good, fair, or poor, according to the MA DHCD guidelines. After assessing each individual component, staff gave each structure an overall property rating. Conditions were documented through the Field Maps application by taking photographs and notes. Staff also used property cards from the Town of Northbridge's database to assess each structure's age and the respective property's total assessed value.

Results of the Slum and Blight Inventory

This assessment was conducted in accordance with the guidelines established by the Massachusetts Department of Housing and Community Development (DHCD) and the United States Department of Housing and Urban Development (HUD). PVPC, with help from the Town of Northbridge, also assessed the public infrastructure as part of the Slum and Blight Inventory. The staff of the Community Development department at PVPC conducted the building and public infrastructure inventory from January through April 2022. In order to be considered as “Slum and Blighted,” an area must meet the following criteria:

1. The area must meet the Massachusetts’s definition of substandard, blighted, or decadent areas as stated in MGL Ch. 121B.
2. Additionally, the area must meet either one of the two conditions specified below:
 - a. The area must also have at least 25% of its properties experience one or more of the following conditions:
 - i. Physical deterioration of buildings or improvements;
 - ii. Abandonment of properties;
 - iii. Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial buildings;
 - iv. Significant declines in property values or abnormally low property values relative to other areas in the community; or
 - v. Known or suspected environmental contamination

OR
 - b. The public improvements throughout the area are in a general state of deterioration.

Both Criteria 1 and 2 have been met in the New Village target area. Massachusetts General Law Chapter 121B defines a *slum, blighted or decadent area* as “an area which is detrimental to safety, health, morals, welfare or sound growth of a community because of the existence of buildings which are out of repair, physically deteriorated, unfit for human habitation, or obsolete, or in need of major maintenance of repair.” By viewing Table 1, it is clear that the proposed slum and blight target areas of Rockdale and New Village have met the criteria set by DHCD and HUD.

Table 1: Criteria Checklist for New Village Target Area

Criteria Number	Criteria for Slum & Blight Designation	Met Criteria?	# of Buildings	% of Buildings
1	Physical deterioration of buildings or properties	Yes	72	38%

2	Abandonment of Property	No	0	0
3	Chronic high occupancy turnover rates, OR	-	-	-
	Chronic high vacancy rates	-	-	-
4	Significant decline in property values, OR			
	Abnormally low property values			
5	Known or suspected environmental contamination	0	0	0
		Met Criteria?	# of Public Improvements	% of Public Improvements
6	Public improvements throughout the Area are in a general state of deterioration	Yes	7	88%

From the assessment, PVPC calculated that of the 189 structures within the target area, 72 of those structures are considered to be in fair or poor condition (see Table 2), according to the definitions provided by DHCD and HUD. Table 2 below provides a breakdown of the total amount of blighted structures by land use.

Table 2: Total Percentage of Blighted Structures by Property Land Use in New Village

	Residential	Commercial	Inst/Gov't	Mixed Use	Industrial	Total
Total Structures	182	6	1	0	0	189
Total Blighted	70	1	1	0	0	72
% Blighted	38%	17%	100%		100%	38%

Table 3 below provides a summary of the public improvements in fair/poor condition. Of the eight public improvements that were assessed, seven of them fit the criteria of being in a general state of deterioration. When calculating the percentage of sidewalks in fair/poor condition, only streets with sidewalks were included. When calculating the percentage of curbing in fair/poor condition, streets

without curbing were given a poor rating. The Town of Northbridge recently upgraded their streetlights; therefore, streets that had streetlights present were given a good rating and streets that did not have streetlights were given a poor rating. Lastly, in stances where water and sanitary sewer data were missing, a poor rating was given based on the outdated material of the infrastructure.

Table 3: Summary of Public Improvement Inventory in New Village

Met Criteria?	Public Improvement	Amount in Fair/Poor Condition	% in Fair/Poor Condition
Yes	Roadway	10,191.5 linear feet	68%
Yes	Parking	2 parking lots	40%
Yes	Sidewalks	32,293.6 linear feet	79%
Yes	Curbing	32,293.6 linear feet	79%
No	Streetlights		11%
Yes	Water	17,131.27 linear feet	74%
Yes	Sanitary Sewer	19,876.87 linear feet	100%
Yes	Storm Drainage	11,814.17 linear feet	58%

Supporting documentation as well as infrastructure and individual property evaluation sheets are provided in the Appendices. Figures 2, 3, 4, and 5 located below provide a sample of the properties that fall under fair or poor condition.



Condition: Fair

Figure 2: A residential structure at 6-8 Crescent St



Condition: Fair

Figure 3: A residential structure at 33-39 North Main St



Condition: Poor

Figure 4: Residential structure at 58-68 Overlook St



Condition: Poor

Figure 5: Residential structure at 18-21 Water St

Appendix A: Northbridge Board of Selectmen Certification as an area of Slum and Blight

Appendix B: Baseline Information Form for CDBG Activities to Prevent or Eliminate Conditions of Slum or Blight: Area Basis

Base-line Information Form For CDBG Activities To Prevent or Eliminate Conditions of Slums or Blight: Area Basis			
Documentation Category	Specific item	Numerical Response (# or %)	Identify on Target Area Map?
Total Acreage of Target Area: 142 acres			
Land uses as % total land area: <i>estimate the percentage of the total target area by listed item.</i>	Commercial Industrial Residential Transportation (Roads) Open Space Public/Institutional & Other	5.38% 1.99% 87.24% 13.94% 0.94% 24.99%	
Distribution of buildings: <i>indicate how many of the buildings are commercial, industrial, or public in target area.</i>	# Commercial buildings # Industrial buildings # Residential buildings # Other buildings (public/institutional & other)	6 1 182 1	
Building Condition Determination:	# Total buildings in target area # Total buildings Fair and Poor % Total buildings Fair and Poor	190 73 38%	
Rank the # of Commercial buildings by condition	# in Excellent Condition # in Good Condition # in Fair Condition # in Poor Condition	2 3 1	
Rank the # of Industrial buildings by condition	# in Excellent Condition # in Good Condition # in Fair Condition # in Poor Condition		
Rank the # of Residential buildings by condition	# in Excellent Condition # in Good Condition	10 102	

	# in Fair Condition # in Poor Condition	60 10	
Rank the # of Public/Institutional buildings by condition	# in Excellent Condition # in Good Condition # in Fair Condition # in Poor Condition	1	
Historic Resources	Buildings on or eligible for listing in National Register		
Roads	Total linear feet of roads Total linear feet in deterioration	21,046 10,191.5	
Sidewalks	Total linear feet of sidewalks Total linear feet of sidewalks in deterioration	43,528.8 32,293.6	
Parking: Public or Private	# parking areas, public or private # parking areas in deterioration	10 areas 1 area	
Parks, Playgrounds or vacant, open space areas	# parks, playgrounds, open spaces # parks, playgrounds, open spaces in deterioration	1	
Other public improvements: <i>examples: sewer lines, lighting, landscape. List total amount; Estimate # or % in deterioration</i>	Total # Total #/% in deterioration	8 7	
Vacancy and indicators of disinvestment	% vacant commercial units % vacant industrial units # of vacant residential units	0 0 0	
Abandonment of Properties	# of abandoned buildings and lots Commercial Industrial Residential	1 1 0 0	
Chronic high occupancy turnover rates or high vacancy rates	Estimated # of commercial or industrial buildings with high occupancy turnover rates	-	
	Estimated # of commercial or industrial buildings with high vacancy rates	-	
Significant decline in property values or abnormally low property values	Estimated # of commercial or industrial buildings with significant decline in property value		
	Residential		
	Estimated # of commercial or industrial buildings with abnormally low property values		
	Residential		

Known or suspected environmental contamination	# of properties which have known or suspected environmental contamination	0	
Basic Business Data:	Estimate # of businesses operating in the target area	7	
	Estimate # of businesses that have left the target area in the last 24 months	0	
	Estimate # of businesses that have come into the target area in the last 24 months	0	

Appendix C: CDBG Property Inventory and Ratings

Street Listing of Properties Located in the Slum and Blight Study Area

MAIN STREET

HIGH STREET

CHESTNUT STREET

WATER STREET

LINDEN STREET

OAK STREET

WEST STREET

MAPLE STREET

NORTH MAIN STREET

A STREET

B STREET

C STREET

D STREET

BORDER STREET

OVERLOOK STREET

CRESCENT STREET

ARCADE STREET

LAKE STREET

LAKE TERRACE

DRAFT

2022

Northbridge Slum & Blight Inventory



Rockdale Target Area

Report compiled by the Pioneer Valley
Planning Commission for the Town of
Northbridge

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The Town of Northbridge, Massachusetts, with the assistance of the Pioneer Valley Planning Commission (PVPC), has completed an inventory of the Rockdale neighborhood in order to determine if the area qualifies as “slum and blighted.” The designation will allow the Town to apply for funding critical to revitalizing the area. Earning this designation will allow the town to continue eliminating the current conditions of blight on an area wide basis. It will also prevent further blight by addressing marginal properties that could, if left unassisted, deteriorate further. Specifically, the designation will allow Northbridge to continue with its work on infrastructure improvements, housing rehabilitation and other activities that support neighborhoods revitalization.

Inventory results show that the **Rockdale target area meets the definition and criteria to be considered a “Slum and Blighted” area.** The boundaries of Northbridge’s Slum and Blight target areas were determined by identifying areas with high concentrations of properties displaying signs of deferred maintenance, disinvestment, and abandonment. Rockdale is primarily residential with some commercial and mixed-use properties along Route 122. More than 25 percent of buildings in Rockdale have experienced physical deterioration of buildings and abnormally low property values. Additionally, more than 51 percent of the public infrastructure is in poor or fair condition and is in a general state of deterioration based on an infrastructure assessment conducted by PVPC (Table 1).

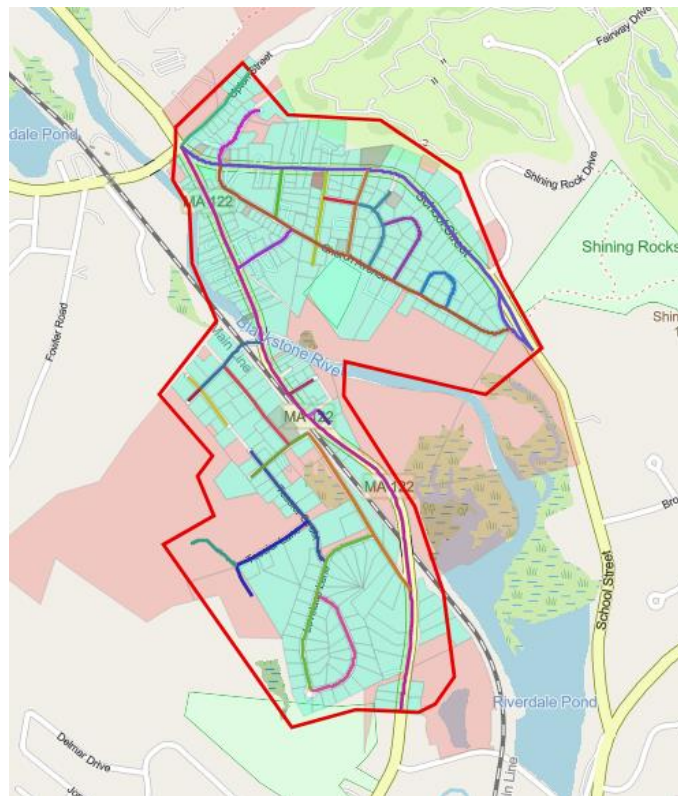


Figure 1: Rockdale Neighborhood in Northbridge, MA (target area for the 2022 Slum and Blight Inventory outlines in red)

Background

Northbridge was a prominent mill town during the early American Industrial Revolution given its abundant natural resources and proximity to Worcester and Providence. The greatest industrial growth occurred at Mumford River Falls where an early cotton manufactory was built near the iron foundry in 1809, with workers' housing and two more cotton mills by 1830. Work began on creating a mill village in 1814 in what is today, Rockdale. The row-style houses that were constructed for the mill workers are still the predominant housing type in this neighborhood today. This development resulted in Rockdale becoming a major transportation hub for the region. Providence Road, the Central Turnpike, and the Providence and Worcester Railroad all intersected in Rockdale.

Northbridge's industrial heritage is most notably known for the Whitin family who specialized in cotton yard goods and state-of-the-art textile machinery. Their operations took place in what became Whitinsville. By 1865, the Whitin family had created worker cottages and tenements, a residential area for management, numerous large estates, a library, a high school, and the Whitinsville National Bank. At its peak, over three-fourths of the male residents of Northbridge were employed by the Whitin family. However, in 1923 the depression caused the closure of cotton mills throughout the region. The Whitinsville Cotton Company, the Linwood Cotton Company, and the mills in Rockdale and Riverdale were forced to close their doors. The only surviving company was the Whitin Machine Works. This was until the late 1940s when worker strikes led to its decline. By the 1950s, the Whitins' sold their businesses, housing units, and farm.

The closure of the once thriving mills has resulted in chronic disinvestment in public infrastructure and to a lesser degree, housing. The proposed slum and blight target area includes the Route 122 corridor and extends southwest to Wallen Way and east to School Street, concluding north at Upton Street. This area primarily belongs in the U.S Census Tract 7503, with a small southern portion in U.S Census Tract 7502.

Within the Rockdale target area, there are:

- 325 structures
- 31,559 linear feet of roads
- 25,955.3 linear feet of sidewalks

Methodology of Slum and Blight Inventory

In order to determine the level of deterioration of buildings in the target areas, PVPC staff completed field surveys of all the properties from January through April 2022. Assessing slum and blight requires viewing certain structures components including: roofing, windows and doors, exterior walls, porch/stairs/deck, foundation, storefront and signage, and parking lots. PVPC staff evaluated each structure component as excellent, good, fair, or poor, according to the MA DHCD guidelines. After assessing each individual component, staff gave each structure an overall property rating. Conditions were documented through the Field Maps application by taking photographs and notes. Staff also used property cards from the Town of Northbridge's database to assess each structure's age and the respective property's total assessed value.

Results of the Slum and Blight Inventory

This assessment was conducted in accordance with the guidelines established by the Massachusetts Department of Housing and Community Development (DHCD) and the United States Department of Housing and Urban Development (HUD). PVPC, with help from the Town of Northbridge, also assessed the public infrastructure as part of the Slum and Blight Inventory. The staff of the Community Development department at PVPC conducted the building and public infrastructure inventory from January through April 2022. In order to be considered as “Slum and Blighted,” an area must meet the following criteria:

1. The area must meet the Massachusetts’s definition of substandard, blighted, or decadent areas as stated in MGL Ch. 121B.
2. Additionally, the area must meet either one of the two conditions specified below:
 - a. The area must also have at least 25% of its properties experience one or more of the following conditions:
 - i. Physical deterioration of buildings or improvements;
 - ii. Abandonment of properties;
 - iii. Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial buildings;
 - iv. Significant declines in property values or abnormally low property values relative to other areas in the community; or
 - v. Known or suspected environmental contamination

OR
 - b. The public improvements throughout the area are in a general state of deterioration.

Both Criteria 1 and 2 have been met in the Rockdale target area. Massachusetts General Law Chapter 121B defines a *slum, blighted or decadent area* as “an area which is detrimental to safety, health, morals, welfare or sound growth of a community because of the existence of buildings which are out of repair, physically deteriorated, unfit for human habitation, or obsolete, or in need of major maintenance of repair.” By viewing Table 1, it is clear that the proposed slum and blight target area of Rockdale has met the criteria set by DHCD and HUD.

Table 1: Criteria Checklist for Rockdale Target Area

Criteria Number	Criteria for Slum & Blight Designation	Met Criteria?	# of Buildings	% of Buildings
1	Physical deterioration of buildings or properties	Yes	107	33%
2	Abandonment of Property	No	4	1%

3	Chronic high occupancy turnover rates, OR	No	-	-
	Chronic high vacancy rates	No	-	-
4	Significant decline in property values, OR	-	-	-
	Abnormally low property values	-	-	-
5	Known or suspected environmental contamination	-	-	-
		Met Criteria?	# of Public Improvements	% of Public Improvements
6	Public improvements throughout the Area are in a general state of deterioration	yes	8	88%

From the assessment, PVPC calculated that of the 325 structures within the target area, 107 of those structures are considered to be in fair or poor condition (see Table 2), according to the definitions provided by DHCD and HUD. Table 2 below provides a breakdown of the total amount of blighted structures by land use.

Table 2: Total Percentage of Blighted Structures by Property Land use in Rockdale

	Residential	Commercial	Inst/Gov't	Mixed Use	Industrial	Total
Total Structures	304	14	2	5	0	325
Total Blighted	92	9	1	5		107
% Blighted	30%	64%	50%	100%	0%	33%

Table 3 below provides a summary of the public improvements in fair/poor condition. Of the eight public improvements that were assessed, seven of them fit the criteria of being in a general state of deterioration. When calculating the percentage of sidewalks in fair/poor condition, only streets with sidewalks were included. When calculating the percentage of curbing in fair/poor condition, streets without curbing were given a poor rating. The Town of Northbridge recently upgraded their streetlights; therefore, streets that had streetlights present were given a good rating and streets that did not have streetlights were given a poor rating. Lastly, in instances where water and sanitary sewer data were missing, a poor rating was given based on the outdated material of the infrastructure.

Table 3: Summary of Public Improvement Inventory in Rockdale

Met Criteria?	Public Improvement	Amount in Fair/Poor Condition	% in Fair/Poor Condition
Yes	Roadway	21,279.7 linear feet	71%
Yes	Parking	12 parking lots	80%
Yes	Sidewalks ¹	25,668 linear feet	99%
Yes	Curbing ²	48,397.2 linear feet	80%
No	Street Lighting ³		24%
Yes	Water ⁴	28,088.6 linear feet	93%
Yes	Sanitary Sewer ⁵	15,814.7 linear feet	75%
Yes	Storm Drainage	22,879.5 linear feet	76%

Supporting documentation as well as infrastructure and individual property evaluation sheets are provided in the Appendices. Figures 2, 3, 4, and 5 located below provide a sample of the properties that fall under fair or poor condition.



Condition: Fair

Figure 2: A mixed use structure at 22 Beanes Lane



Condition: Poor

Figure 3: A commercial structure at 2184 Providence Rd



Condition: Fair

Figure 4: A residential structure at 2184 Providence Rd



Condition: Poor

Figure 5: A commercial structure at 95 Church Ave

Appendix A: Northbridge Board of Selectmen Certification as an area of Slum and Blight

Appendix B: Baseline Information Form for CDBG Activities to Prevent or Eliminate Conditions of Slum or Blight: Area Basis

Base-line Information Form For CDBG activities to prevent or eliminate conditions of slums or blight: Area Basis			
Documentation Category	Specific item	Numerical Response (# or %)	Identify on Target Area Map?
Total Acreage of Target Area: 248 acres			
Land uses as % total land area: <i>estimate the percentage of the total target area by listed item.</i>	Commercial	3.52%	
	Industrial	0%	
	Residential	68.95%	
	Transportation (Roads)	11.72%	
	Open Space	0.16%	
	Public/Institutional & Other	6.13%	
Distribution of buildings: <i>indicate how many of the buildings are commercial, industrial, or public in target area.</i>	# Commercial buildings	14	
	# Mixed Use	5	
	# Industrial buildings	0	
	# Residential buildings	304	
	# Other buildings (public/institutional & other)	2	
Building Condition Determination:	# Total buildings in target area	325	
	# Total buildings Fair and Poor	107	
	% Total buildings Fair and Poor	33%	
Rank the # of Commercial buildings by condition	# in Excellent Condition	0	
	# in Good Condition	5	
	# in Fair Condition	5	
	# in Poor Condition	4	
Rank the # of Industrial buildings by condition	# in Excellent Condition	0	
	# in Good Condition	0	
	# in Fair Condition	0	
	# in Poor Condition	0	
Rank the # of Residential buildings by condition	# in Excellent Condition	19	
	# in Good Condition	188	
	# in Fair Condition	82	
	# in Poor Condition	10	
	Unknown	5	
Rank the # of Public/Institutional buildings by condition	# in Excellent Condition	0	
	# in Good Condition	1	
	# in Fair Condition	1	
	# in Poor Condition	0	

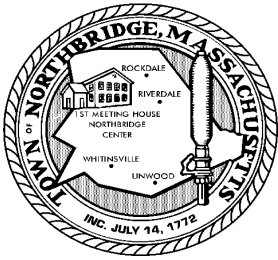
Historic Resources	Buildings on or eligible for listing in National Register		
Roads	Total linear feet of roads	30,128	
	Total linear feet in deterioration	21,279.7	
Sidewalks	Total linear feet of sidewalks	25,955.3	
	Total linear feet of sidewalks in deterioration	25,668	
Parking: Public or Private	# parking areas, public or private	15	
	# parking areas in deterioration	12	
Parks, Playgrounds or vacant, open space areas	# parks, playgrounds, open spaces	2	
	# parks, playgrounds, open spaces in deterioration	0	
Other public improvements: <i>examples: sewer lines, lighting, landscape. List total amount; Estimate # or % in deterioration</i>	Total #	8	
	Total #/% in deterioration	7	
Vacancy and indicators of disinvestment	# vacant commercial units	2	
	# vacant industrial units	0	
	# vacant residential units	2	
	# vacant inst/gov't units	0	
	# vacant mixed use units	1	
Abandonment of Properties	# of abandoned buildings and lots		
	Commercial	2	
	Industrial		
	Residential	2	
	Inst/Gov't Mixed Use		
Chronic high occupancy turnover rates or high vacancy rates	Estimated # of commercial or industrial buildings with high occupancy turnover rates	-	
	Estimated # of commercial or industrial buildings with high vacancy rates	-	
Significant decline in property values or abnormally low property values	Estimated # of commercial or industrial buildings with significant decline in property value		
	Residential		
	Estimated # of commercial or industrial buildings with abnormally low property values		
	Residential		
Known or suspected environmental contamination	# of properties which have known or suspected environmental contamination	-	

Basic Business Data:	Estimate # of businesses operating in the target area	19	
	Estimate # of businesses that have left the target area in the last 24 months	-	
	Estimate # of businesses that have come into the target area in the last 24 months	-	

Appendix C: CDBG Property Inventory and Ratings

Street Listing of Properties Located in the Slum and Blight Study Area

- ARROWHEAD AVENUE
- BEANES LANE
- CENTRAL AVENUE
- CHURCH AVENUE
- COTTAGE LANE
- CROSS PLACE
- DUGGAN WAY
- ELSTON AVENUE
- EMOND AVENUE
- FIRST AVENUE
- HUDSON STREET
- LEGION WAY
- LOVELACE LANE
- MCBRIDE STREET
- NORTH TESSIER STREET
- PLANTATION STREET
- PROVIDENCE ROAD
- SCHOOL STREET
- SOUTH MAIN STREET
- SOUTH TESSIER STREET
- SPRING HILL AVENUE
- TAFT STREET
- TESSIER LANE
- UPTON STREET
- WALLEN WAY



COMMUNITY PLANNING & DEVELOPMENT

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

MEMORANDUM

Date: May 17, 2022

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

From: R. Gary Bechtholdt II, Town Planner

RE: **SLUM & BLIGHT INVENTORY (SBI) REPORT**
2020 CDBG Program -New Village & Rockdale Neighborhoods

Community Planning & Development, on behalf of the Town is working with Pioneer Valley Planning Commission (Consultant) to prepare Slum & Blight Inventories for New Village (Whitinsville) and Rockdale Neighborhood, as part of Northbridge's 2020 Community Development Block Grant program.

A Slum & Blight Inventory includes an analysis of existing physical conditions of public and private buildings, infrastructure, and facilities within a defined study area. The selected neighborhoods (within Rockdale & New Village) are located in Census Blocks with Low/Mod-Income populations exceeding 40%.

A preliminary survey of the study target area(s) was conducted in February 2020, as part of an initial windshield survey of housing conditions. Based on these observations, it appeared New Village and the Rockdale neighborhood may qualify as a "blighted area" using DHCD standards for such determination. It is important to note, the term "Slum & Blight" is not one of local choice but is a requirement of the State and Federal government.

In order to be considered as "Slum & Blighted" a target area must meet specific criteria, including Massachusetts' definition of substandard, blighted, or decadent area (-see MGL Ch 121B [Definitions] attached). The area must also have at least 25% of its properties experience one or more of the following conditions: physical deterioration of buildings or improvements, abandoned properties, chronic high occupancy turnover rates, significant declines in property values or abnormally low property values, or known/suspected environmental contamination; or public improvements throughout the area in general state of deterioration.

Arrangements have been made for the Board of Selectmen to hold a Public Hearing Monday, June 13, 2022 to review with Pioneer Valley Planning Commission (Consultant) and the public the completed SBI report and consider vote to accept its findings. Upon vote of acceptance by the Board, the Slum & Blight Inventories shall be provided to DHCD -Department of Housing & Community Development for approval and formal designation as substandard, blighted, or decadent areas. The approved SBI shall be valid for a 10-year period.

The completed inventories will provide the town with baseline information that may be used to identify strategies to revitalizing the neighborhood areas. Where an approved Slum & Blight Inventory may also create opportunities for Northbridge to pursue future CDBG funds to assist in those efforts. Specifically, infrastructure improvements, housing rehabilitation and other activities that support neighborhood revitalization of the target area.

Take care & be well.

Cc: /File



Town of Northbridge

Office of Community Planning & Development

(508) 234-2447 cdbg@northbridgemass.org

Understanding a “Slum and Blight” Designation

Introduction

The Town of Northbridge’s Office of Community Planning and Development has contracted with the Pioneer Valley Planning Commission (PVPC) to complete two comprehensive slums and blight inventories. These inventories will be restricted to the New Village and Rockdale neighborhoods. Over the next few months you may see PVPC staff members conducting a parcel-by-parcel inventory and evaluation by photographing and documenting property and infrastructure conditions. Conducting this type of field survey work is a required part of the designation process to get the most accurate up-to-date information.

Please Note: Initial field survey reconnaissance may extend outside and beyond the target area(s).

What does slum and blight designation mean?

Designating an area as slum and blight makes the Town eligible for funding to make improvements that it might not otherwise have the ability to. Under the federal Community Development Block Grant Program (CDBG), one of three CDBG National Objectives must be met in order to be eligible for funding. These are 1) Benefit to Low and Moderate Income Persons 2) Prevention and/or the Elimination of Slum and Blight or 3) Urgent or Critical Need.

An area which meets the Commonwealth’s definition of a “substandard, blighted, or decadent” area qualifies under the federal CDBG National Objection of the Prevention and /or Elimination of Slum and Blight. It does not mean the area designated is a slum. Under the federal standard, a mere 25% of properties must be in observable, deteriorating condition and/or abandonment. Properties built prior to 1978 are presumed to have lead and are considered to be a deficiency. Similarly, known brownfield sites, deteriorating public facilities (streets, sidewalks, water, sewer, drainage) and high turnover and/or vacancy rates are contributing factors to meeting the Commonwealth’s definition of a substandard, blighted, or decadent area.

What does this mean for my property?

Slum and blight designation means nothing for your property. If your property is located in the designated area that does not mean that your home or business is “blighted”. Blight is a legal term used solely for the purposes of determining whether a community can qualify for certain funding for redevelopment. Some areas that qualify for redevelopment have well-maintained homes and businesses interspersed among deteriorating structures.

So what does this all mean?

It means that slum and blight are dirty words that most cities and towns would seem to want to avoid. It does not mean that a city or town is, in fact, a slum. The Town of Northbridge, as well as hundreds of other places across the country, has sought out this designation because of the significant redevelopment benefits that can result. This designation will not only make more federal funds available to the town, but it will also make the town more competitive in receiving those funds.

Part I ADMINISTRATION OF THE GOVERNMENT

Title XVII PUBLIC WELFARE

Chapter URBAN REDEVELOPMENT CORPORATIONS
121A

Section 1 DEFINITIONS

Section 1. Unless a different meaning clearly appears from the context, the following terms, wherever used in this chapter, shall have the following meanings:—

"Blighted open area", a predominantly open area which is detrimental to the safety, health, morals, welfare or sound growth of a community because it is unduly costly to develop it soundly through the ordinary operations of private enterprise by reason of the existence of ledge, rock, unsuitable soil, or other physical conditions, or by reason of the necessity for unduly expensive excavation, fill or grading, or by reason of the need for unduly expensive foundations, retaining walls or unduly expensive measures for waterproofing structures or for draining the area or for the prevention of the flooding thereof or for the protection of adjacent properties and the water table therein or for unduly expensive measures incident to building around or over rights of way through the area, or for otherwise making the area appropriate for sound development, or by reason of obsolete, inappropriate or otherwise faulty platting or subdivision, deterioration of site improvements or facilities, division of the area by rights of way, diversity of ownership of plots, or inadequacy of transportation facilities or other utilities, or by reason of tax and special assessment delinquencies, or because there has been a substantial change in business or economic conditions or practices, or an abandonment or cessation of a previous use or of work on improvements begun but not feasible to complete without the aids provided by this chapter, or by reason of any combination of the foregoing or other conditions; or a predominantly open area which by reason of any condition or combination of conditions which are not being remedied by the ordinary operations of private enterprise is of such a character that in essence it is detrimental to the safety, health, morals, welfare or sound growth of the community in which it is situated.

"Decadent area", an area which is detrimental to safety, health, morals, welfare or sound growth of a community because of the existence of buildings which are out of repair, physically deteriorated, unfit for human habitation, or obsolete, or in need of major maintenance or repair, or because much of the real estate in recent years has been sold or taken for non-payment of taxes or upon

foreclosure of mortgages, or because buildings have been torn down and not replaced and in which under existing conditions it is improbable that the buildings will be replaced, or because of a substantial change in business or economic conditions, or because of inadequate light, air, or open space, or because of excessive land coverage, or because diversity of ownership, irregular lot sizes or obsolete street patterns make it improbable that the area will be redeveloped by the ordinary operations of private enterprise, or by reason of any combination of the foregoing conditions.

"Sub-standard area", an area wherein dwellings predominate which, by reason of dilapidation, overcrowding, faulty arrangement or design, lack of ventilation, light, or sanitation facilities, or any combination of these factors, are detrimental to safety, health, morals, welfare or sound growth of a community.

"Construct", "construction", and "erect" shall include the renovation, rehabilitation or remodeling of buildings or structures.

"Housing board" or "board", the department of housing and community development.

"Project", any undertaking consisting of the construction in a blighted open, decadent or sub-standard area of decent, safe and sanitary residential, commercial, industrial, institutional, recreational or governmental buildings and such appurtenant or incidental facilities as shall be in the public interest, and the operation and maintenance of such buildings and facilities after construction. A "project" may include as incidental thereto any one or more of the following:— (a) acquisition and assembly of the land (and buildings and structures and other improvements thereon, if any) within a blighted open, decadent or sub-standard area; (b) clearance of the land within a blighted open, decadent or sub-standard area; (c) acquisition, assembly and clearance of land, buildings or structures not in themselves blighted, decadent, or sub-standard if their inclusion is necessary for the clearance, redevelopment, reconstruction or rehabilitation of a blighted open, decadent or sub-standard area; and (d) installation, construction, and reconstruction of public and private ways, public utilities and services, and site improvements essential to the preparation of a blighted open, decadent or sub-standard area for beneficial development or redevelopment.

"Zoning ordinance or by-law", any special statute establishing zoning regulations in one or more cities, towns or districts, or any ordinance or by-law adopted under chapter forty A or corresponding provisions of earlier laws.

"Mayor", the duly elected mayor of the city in all cities except those having a Plan D or a Plan E charter and in cities having a Plan D or a Plan E charter, the city manager.

Part I ADMINISTRATION OF THE GOVERNMENT

Title XVII PUBLIC WELFARE

Chapter HOUSING AND URBAN RENEWAL
121B

Section 1 DEFINITIONS

Section 1. The following words, whenever used in this chapter shall, unless a different meaning clearly appears from the context, have the following meanings:—

"Acquisition cost", the amount prudently required to be expended by an operating agency in acquiring a housing or clearance project.

"Blighted open area", a predominantly open area which is detrimental to the safety, health, morals, welfare or sound growth of a community because it is unduly costly to develop it soundly through the ordinary operations of private enterprise by reason of the existence of ledge, rock, unsuitable soil, or other physical conditions, or by reason of the necessity for unduly expensive excavation, fill or grading, or by reason of the need for unduly expensive foundations, retaining walls or unduly expensive measures for waterproofing structures or for draining the area or for the prevention of the flooding thereof or for the protection of adjacent properties and the water table therein or for unduly expensive measures incident to building around or over rights-of-way through the area, or for otherwise making the area appropriate for sound development, or by reason of obsolete, inappropriate or otherwise faulty platting or subdivision, deterioration of site improvements or facilities, division of the area by rights-of-way, diversity of ownership of plots, or inadequacy of transportation facilities or other utilities, or by reason of tax and special assessment delinquencies, or because there has been a substantial change in business or economic conditions or practices, or an abandonment or cessation of a previous use or of work on improvements begun but not feasible to complete without the aids provided by this chapter, or by reason of any combination of the foregoing or other condition; or a predominantly open area which by reason of any condition or combination of conditions which are not being remedied by the ordinary operations of private enterprise is of such a character that in essence it is detrimental to the safety, health, morals, welfare or sound growth of the community in which it is situated.

"Clearance project", the demolition and removal of buildings from any substandard, decadent or blighted open area by an operating agency in accordance with subsection (d) of section twenty-six.

"Community development project", a work or undertaking on property which is publicly owned or managed for the installation, improvement, construction, alteration, enlargement, repair, rehabilitation, remodeling or reconstruction of buildings or other structures, facades, streets, roadways, thoroughfares, sidewalks, rail spurs, utility distribution system, water and sewer lines, parks, playgrounds, for site preparation and improvements, including demolition of existing structures, relocation assistance and for other like improvements necessary or desirable for the revitalization of the area in which the project is located or the acquisition of property on which any of the foregoing is being or will be undertaken.

"Community renewal program", any planning work or other undertaking (1) to identify substandard, decadent, and blighted open areas and other deteriorated or deteriorating areas, (2) to measure the nature and degree of blight and blighting factors within such areas, (3) to determine the financial, relocation, and other resources needed and available to restore and renew such areas, (4) to identify potential project areas and, where feasible, types of action proposed within such areas, and (5) scheduling or programming of urban renewal projects and other renewal activities in the community.

"Decadent area", an area which is detrimental to safety, health, morals, welfare or sound growth of a community because of the existence of buildings which are out of repair, physically deteriorated, unfit for human habitation, or obsolete, or in need of major maintenance or repair, or because much of the real estate in recent years has been sold or taken for nonpayment of taxes or upon foreclosure of mortgages, or because buildings have been torn down and not replaced and under existing conditions it is improbable that the buildings will be replaced, or because of a substantial change in business or economic conditions, or because of inadequate light, air, or open space, or because of excessive land coverage or because diversity of ownership, irregular lot sizes or obsolete street patterns make it improbable that the area will be redeveloped by the ordinary operations of private enterprise, or by reason of any combination of the foregoing conditions.

"Department", department of housing and community development.

"Development cost", the cost of construction or acquisition of a housing project, as determined by the department, including the costs of planning, engineering, surveying and studies; of acquisition of real estate, including the buildings thereon, site preparation, construction, reconstruction, alteration and repair; of interest on notes issued to temporarily finance the project; and of all other fees and expenses reasonably necessary and incurred or to be incurred in connection with construction or acquisition of a housing project.

"Elderly persons of low income", persons having reached the age of sixty or over whose annual income is less than the amount necessary to enable them to maintain decent, safe and sanitary housing.

"Families of low income", families and persons whose net annual income is less than the amount necessary to enable them to obtain and maintain decent, safe and sanitary housing.

"Federal government", the United States of America, and any agency or instrumentality corporate or otherwise of the United States of America.

"Federal legislation", any legislation of the Congress of the United States relating to federal assistance for urban renewal, clearance of substandard, decadent or blighted open areas, city or regional planning, rehabilitation, code enforcement, housing, relocation or any related matters, and any regulations authorized thereunder.

"Handicapped persons of low income", persons whose annual net income is less than the amount necessary to enable them to maintain decent, safe and sanitary housing and who have been determined, pursuant to regulations issued by the director of housing and community development to have an impairment which is expected to be of long continued and indefinite duration, which substantially impedes the ability to live independently in conventional housing and which is of such a nature that such ability could be improved by more suitable housing conditions. Except as required by federal law, and notwithstanding any other law to the contrary, a history of alcohol or substance use shall not constitute a qualifying impairment. Eligibility for protection as a handicapped or disabled person under state or federal anti-discrimination laws does not constitute a guarantee of eligibility for housing as a handicapped person of low income as defined herein. A person who has a handicap as defined in paragraph seventeen of section one of chapter one hundred and fifty-one B shall still meet the definition set out herein in order to be eligible for housing as a handicapped person of low income.

"Housing authority", a public body politic and corporate created pursuant to section three or corresponding provisions of earlier laws.

"Housing project", such projects for housing as a housing authority is authorized to undertake under sections twenty-five to thirty-three, inclusive.

"Low rent housing", decent, safe and sanitary dwellings within the financial reach of families or elderly persons of low income, and developed and administered to promote serviceability, efficiency, economy and stability; together with all necessary appurtenances of such dwellings.

"Low rent housing project", (1) a clearance project; or (2) any work or undertaking to provide decent, safe and sanitary dwellings, apartments or other living accommodations for families of low income, which work or undertaking may include buildings, land, equipment, facilities, and other real or personal property for necessary, convenient and desirable appurtenances, public or private ways, sewers, water supply, parks, site preparation or improvement, or administrative, community, health, recreational, welfare, or other facilities; or (3) the purchase of, or acquisition, otherwise than by eminent domain, of the right to use, completed dwelling units which have been recently constructed, reconstructed or remodeled (whether condominium units, individual buildings part of

a larger development, or a portion of the units in a multifamily development); or (4) any combination of the foregoing. Such a project may include the planning of the buildings and improvements, the acquisition of property, the demolition of existing structures, the construction, reconstruction, alteration and repair of the improvements and other work performed in connection therewith, but construction activity in connection with a project may be confined to the reconstruction, remodeling or repair of existing buildings.

"Mayor", the city manager of the city in all cities having a Plan D or Plan E charter and the duly elected mayor of the city in all other cities. The mayor is hereby designated as the chief executive of the locality for purposes of any approval or action of such officer required by federal legislation.

"Municipal officers", in the case of all cities, the city council with the approval of the mayor, and in the case of all towns, the board of selectmen with the approval of the town manager, if any. The municipal officers are hereby designated as the local governing body for purposes of any approval or action of such body required by federal legislation.

"Operating agency", a housing authority or redevelopment authority.

"Redevelopment authority", a public body politic and corporate created pursuant to section four or corresponding provisions of earlier laws.

"Relocation payments", voluntary payments whether or not required by federal legislation made by an operating agency as reimbursement or compensation for the reasonable moving expenses necessarily incurred and any actual, direct loss of property, except good will or profit, suffered by individuals, families, business concerns and nonprofit organizations, resulting from displacement on or after August twelfth, nineteen hundred and sixty-five, if such displacement is reasonably required to carry out an urban renewal plan or because of the acquisition of property by an operating agency.

Such relocation payments shall not include reimbursement or compensation for any expenses or losses for which reimbursement or compensation would be otherwise made, nor shall any person have any right of action for relocation payments, except as provided by federal legislation or chapter seventy-nine A.

"Relocation project", any work or undertaking for providing decent, safe and sanitary dwellings for persons or families displaced by any urban renewal project or other public improvement by the commonwealth or any city, town or other body politic and corporate of the commonwealth.

"Substandard area", any area wherein dwellings predominate which, by reason of dilapidation, overcrowding, faulty arrangement or design, lack of ventilation, light or sanitation facilities or any combination of these factors, are detrimental to safety, health or morals.

"Tenant member", a member of the board of a housing authority who is: (i) a tenant who has signed a lease for a public housing unit owned and operated by the housing authority; (ii) a tenant in a public housing unit owned and operated on behalf of a housing authority; (iii) a participant in a rental assistance program administered by a housing authority; or (iv) an adult over the age of 18 years old who is authorized to reside in the unit of another pursuant to clause (i), (ii) or (iii).

"Urban renewal agency", the agency described in section nine.

"Urban renewal plan", a detailed plan, as it may exist from time to time, for an urban renewal project, which plan may comply with all requirements from time to time prescribed by federal legislation in order to qualify an urban renewal project for federal financial assistance and which plan shall (1) conform to the general plan for the municipality as a whole and be consistent with any definite local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational, educational and community facilities and other public improvements; (2) be sufficiently complete to indicate the boundaries of the area, such land acquisition, such demolition, removal, and rehabilitation of structures, and such redevelopment and general public improvements as may be proposed to be carried out within such area, zoning and planning changes, if any, and proposed land uses, maximum densities and building requirements; and (3) indicate or be accompanied by materials indicating the proposed method for relocation of persons and organizations to be displaced by the project and the availability of and means by which there will be provided dwelling units for such persons substantially equal in number to the number of dwelling units to be rendered temporarily or permanently uninhabitable as a result of carrying out the project. In any case where an educational institution or a hospital is located in or near an urban renewal project area, the urban renewal plan for such project, or a development plan prepared by the hospital or educational institution and approved by the urban renewal agency after due notice and public hearing, may include plans for the development of land, buildings and structures adjacent to or in the immediate vicinity of the project area acquired or to be acquired and redeveloped or rehabilitated by such educational institution for educational uses or by such hospital for hospital uses. Such plans may comply with all requirements of federal legislation as they may exist from time to time relating to noncash grant-in-aid credits for expenditures of such hospitals or educational institutions. After its approval by the urban renewal agency, as aforesaid, any development plan which is not part of an urban renewal plan shall be approved by the planning board, the municipal officers and the department in the same manner as urban renewal plans, except that no further public hearing shall be required.

"Urban renewal project", a project to be undertaken in accordance with an urban renewal plan (1) for acquisition by an urban renewal agency of the land and all improvements thereon, if any, within a decadent, substandard or blighted open area covered by an urban renewal plan and for assembly or clearance by such agency of the land so acquired; or a project (2) for the elimination and for the prevention of the development or spread of a substandard, decadent or blighted open area covered

by an urban renewal plan by means of rehabilitation or conservation work, which work may include the promulgation and enforcement of building and other codes within such area or the restoration and renewal of any such area or portion thereof, including the preservation, restoration or relocation of historical buildings, by carrying out plans for a program of voluntary repair and rehabilitation of buildings or other improvements or by the acquisition by gift, purchase or eminent domain of land and all improvements thereon, if any, and demolition, removal, or rehabilitation of any such improvements whenever necessary to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, mitigate or eliminate traffic congestion, reduce traffic hazards, eliminate obsolete or other uses detrimental to the public welfare, provide land for needed public facilities or otherwise remove or prevent the spread of blight and deterioration; or a project (3) involving any combination of the foregoing types of project. "Urban renewal project" may also include the provision of financial and other assistance in the relocation of persons and organizations displaced as a result of carrying out a project, the installation, construction or reconstruction of public and private ways, public utilities and services, parks, playgrounds, off street parking lots, traffic or fire control and police communications systems and other like improvements necessary for carrying out the objectives of the urban renewal project, together with such site improvements as are necessary for the preparation of any sites for uses in accordance with the urban renewal plan, and making any land or improvements acquired in the area of the project available for redevelopment or rehabilitation by private enterprise or public charitable agencies, including sale, initial leasing or retention by the urban renewal agency itself for residential, recreational, education, hospital, commercial, industrial, public, charitable or other uses in accordance with the urban renewal plan. "Urban renewal project" may also include the construction by a housing authority of any of the buildings, for residential use, contemplated by the urban renewal plan and the repair, removal or rehabilitation by an operating agency of any of the buildings, structures or other improvements located in the area covered by the urban renewal plan and which, under such plan, are to be repaired, moved or rehabilitated. "Urban renewal project" may also include acquisition by any means other than eminent domain and not involving public expenses of land outside of but adjacent to or in the immediate vicinity of an urban renewal project to be developed for hospital or educational uses under the urban renewal plan, whenever such acquisition is for the purpose of making such land subject to the urban renewal plan and the hospital or educational institution involved consents thereto. The term "redevelopment" shall include "development".

"Urban Revitalization and Development Project", any urban renewal project undertaken after January first, nineteen hundred and eighty-six for such residential, commercial, or industrial redevelopment projects as the department deems appropriate.

"Veteran", any person who is a veteran as defined in clause Forty-third of section seven of chapter four. The word "veteran" as used herein shall also include the spouse, surviving spouse, parent or other dependent of such person.

June 13, 2022

Based on information provided in the Slum and Blight Inventory for Northbridge, Massachusetts dated June 2022, the Northbridge Board of Selectmen hereby certifies that the designated ROCKDALE TARGET AREA IS in disrepair with recognizable and patterns of disinvestment. As such, the area meets the Commonwealth's definition of substandard, blighted, or decadent areas as stated in MGL Chapter 121A and 121B.

Motion by: _____

Second: _____

Vote: _____ Yes _____ No

Certified by: _____

, Chairman

NORTHBRIDGE BOARD OF SELECTMEN

Date: _____

June 13, 2022

Based on information provided in the Slum and Blight Inventory for Northbridge, Massachusetts dated June 2022, the Northbridge Board of Selectmen hereby certifies that the designated NEW VILLAGE TARGET AREA IS in disrepair with recognizable and patterns of disinvestment. As such, the area meets the Commonwealth's definition of substandard, blighted, or decadent areas as stated in MGL Chapter 121A and 121B.

Motion by: _____

Second: _____

Vote: _____ Yes _____ No

Certified by: _____

, Chairman

NORTHBRIDGE BOARD OF SELECTMEN

Date: _____

Sharon Susienka

From: Adam Gaudette
Sent: Monday, June 06, 2022 11:59 AM
To: Sharon Susienka; Linda Zywiec; Gary Bechtholdt
Subject: FW: [Northbridge MA] Resignation from the Open Space Plan Update Commit (Sent by Christopher Allen, christopherallen@allen81.net)

Fyi

From: Contact form at Northbridge MA <cmsmailer@civicplus.com>
Date: Sunday, June 5, 2022 at 1:59 PM
To: Adam Gaudette <agaudette@northbridgemass.org>
Subject: [Northbridge MA] Resignation from the Open Space Plan Update Commit (Sent by Christopher Allen, christopherallen@allen81.net)

Hello Adam Gaudette,

Christopher Allen (christopherallen@allen81.net) has sent you a message via your contact form (<https://www.northbridgemass.org/users/adam-gaudette/contact>) at Northbridge MA.

If you don't want to receive such e-mails, you can change your settings at <https://www.northbridgemass.org/user/2446/edit>.

Message:

To: Northbridge Town Manager Adam Gaudette
Northbridge Town Clerk Laura Medeiros

I regret that I have to resign from the Open Space & Recreation Plan Update Committee. I have over-committed myself to too many things, and I've been unable to devote the time and thoughtfulness to the Open Space Plan Update that it requires and deserves.

I was appointed by the Board of Selectmen effective January 24, 2022.

I have already informed Gary Bechtholdt and Barbara McNamee.

-Christopher Allen

Melissa Ciaramitaro

From: Sharon Susienka
Sent: Thursday, June 09, 2022 12:25 PM
To: Tony Genga
Cc: Melissa Ciaramitaro; Jeanne Gniadek; Linda Zywiec
Subject: RE: Fireworks event permit - Saturday, July 16th

Gotta keep Melissa in the loop too!

Did Linda do a raffle permit for you last year because other than that I am not sure why her office would be involved. In any case, I'll have Melissa send you the application for the entertainment and Jeanne G from the Board of Health will handle the food truck permits.

As a reminder, we will need Certificates of Insurance (COI) from all vendors. The COI's must list the Town of Northbridge as an Additional Insured.

I think that's everything!

*Sharon L. Susienka
Exec. Asst. to the Town Manager/HR
Town of Northbridge
Phone: 508-234-2095
Fax: 508-234-7640*



From: Tony Genga <tgenga@northbridgemass.org>
Sent: Thursday, June 09, 2022 12:19 PM
To: Sharon Susienka <ssusienka@northbridgemass.org>
Subject: Fireworks event permit

Sharon could you please add me to the BOS agenda for June 13. I will be obtaining an entertainment permit from the town clerk on Monday to have live entertainment, food trucks, vendors, and a fireworks display. The date for the event is July 16th, 2022, from 6-10. The event will be held at NMS 171 Linwood Ave. If there is any other information you need, please let me know.

Thank, Tony

Get [Outlook for Android](#)

Dear Melissa,

ValleyCAST, the Arts & Culture Arm of Open Sky, respectfully requests permission to hang our Free Summer Concert Series banner across Church Street in Whitinsville, MA from June 19, 2022, through July 3, 2022.

Available

I have included the flyer for the series with this letter.

Please let us know if this is possible.

Thank you for your consideration.

Sincerely,

Cristi Collari
Director of Community Outreach
50 Douglas Road
Whitinsville, MA 01588
508-234-1234



**TOWN OF NORTHBRIDGE
OFFICE OF THE TOWN CLERK**

7 MAIN STREET
WHITINSVILLE, MASSACHUSETTS, 01588
Phone: 508-234-2001

Linda B. Zywiec, CMC
Town Clerk
lzywiec@northbridgemass.org

Laura A. Medeiros
Assistant Town Clerk
lmedeiros@northbridgemass.org

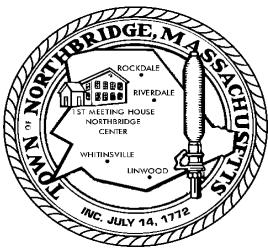
TO: Melissa Ciaramitaro, Senior Administrative Assistant
FROM: Linda Zywiec, Town Clerk
DATE: May 31, 2022
RE: Request for Banner to be hung on Church Street

Melissa, I am respectfully requesting the following time slot to hang our election banner across Church Street to announce the State Primary:

Sunday, August 28 – Sunday, September 11, 2022 Available

This is in addition to the already scheduled State Election banner, which will hang October 30-November 13.

Thank you,



TOWN OF NORTHBRIDGE, MASSACHUSETTS
NORTHBRIDGE SAFETY COMMITTEE

Police Chief Timothy Labrie -Chairman
1 Hope Street, Whitinsville, MA 01588
(508) 234-6211 tlabrie@northbridgemass.org

May 18, 2022

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

Dear Board of Selectmen:

The Northbridge Safety Committee met WEDNESDAY MAY 18, 2022 at the Police Department In attendance: Timothy Labrie, David White, George Murray, Jamie Luchini, George Simmons, Peter Bedigian, Gary Bechtholdt.

I. ALL MEETING TO ORDER

Timothy Labrie called the meeting to order at 10:01 AM

II. APPROVAL OF MINUTES

Upon motion duly made (Luchini) Safety Committee voted to uphold the meeting minutes of March 23, 2022. George Murray second. All in favor.

III. CORRESPONDENCE

Timothy Labrie received an email from a resident of Linwood Ave requesting speed bumps. Residents dog was recently struck and killed by a car. Chairman Labrie did respond to the resident and advised him due to Linwood Ave being a public way and federal regulations we can not install speed bumps. He was invited to the safety meeting but did not respond back.

IV. ROCKDALE POCKET PARK (FORMER ROCKDALE YOUTH CENTER SITE/ PROVIDENCE ROAD)

Gary Bechtholdt wanted it on the record for future meetings that this property has been discussed and is looking for design ideas. The property (approx. 30x 75-feet) was conveyed to the town as part of a federal Disaster Recovery grant awarded for the relocation of the Rockdale Youth Center from Providence Road to Church Ave (former St. Peters Parish school building), a project George Murray also played an instrumental role in. The property on Providence Road is located within the floodplain of the Blackstone River and as such design elements will need to incorporate pervious materials, where the site cannot be entirely paved, nor used as a parking lot due to the restrictions places as part of the Disaster Recover funds received. G Bechtholdt wanted to include the Safety Committee early in the design phase, suggesting the pocket-park design (to be determined) should be a welcomed and safe amenity for Rockdale. G Bechtholdt informed that he met a number of times with Whitin Community Center including the children that attend the Youth Center for initial design ideas and hopes to incorporate some of those elements. G Bechtholdt suggest the park may likely include raised planting beds, shade trees, benches and also lighting depending on what the Safety Committee and others feels is

necessary. Gary Bechtholdt confirmed funding for the project through American Rescue Plan Act and monetary donation (/gift) as part of the Stonehill Condominium development.

V. MUMFORD RIVERWALK (LINWOOD AVE)

Gary Bechtholdt wanted it on the record for a future meeting that the Town (under the general direction of the Planning Board) is to construct an elevated boardwalk along a portion of the Mumford Riverwalk. The boardwalk will run approximately 350-feet within the vicinity of the Middle School parking lot passed the driveway of the Whitinsville Christian School along Linwood Avenue. Having a boardwalk at this location was part of the original design conceived by Sharron Ampagoomian and Barbara Gaudette some 25-years ago, however had not been realized due to cost and was not needed at the time. G Bechtholdt reminded Committee members despite cautioning the former DPW Director how widening the travel lanes along Linwood Avenue (at Whitinsville Christian School driveway) would restrict and eliminate the existing Mumford Riverwalk trail, the roadway was widened and thereby created a potential safety issue for users of the Mumford Riverwalk trail along this section. As a result, DPW later installed barriers. G Bechtholdt explained the idea of having a boardwalk at this location has now become a necessity. G Bechtholdt noted, in reviewing cost options an at-grade boardwalk was considered, however was quickly dismissed as the boardwalk would be some 4 to 5-feet below the elevation of Linwood Avenue, creating a potential safety concern where users would be hidden from public view. G Bechtholdt explained the first step is to have the property surveyed (with topo/elevations), then an engineer will be hired to design the boardwalk and prepare bid docs for a contractor to construct the elevated boardwalk. G Bechtholdt will update the Committee as part of the design phase. Gary Bechtholdt confirmed funding for the project through American Rescue Plan Act and monetary donation (/gift) as part of the Stonehill Condominium development.

VI. OLD/NEW BUSINESS

- a. Northbridge Fire Department, David White advised Mass DOT approved the only entrance into the new fire department on Providence Road to have a yellow flashing light. Light is triggered by the fire trucks. Department Public Works has assisted with cutting down brush and trees to extend the visibility pulling out onto Providence Road.
- b. Jamie Luchini reported no new updates on the Providence Rd/ Sutton St/ School St intersection.
- c. Gary Bechtholdt inquired about any new updates on Quaker Street @ Church Street. Jamie Luchini stated no new update and not on the board for any future projects
- d. George Simmons asked if there were any age restriction laws or by laws for older kids hanging out at playgrounds in Northbridge. Timothy Labrie stated the Northbridge Elementary School Principal and Police Department have received complaints of older kids playing/ hanging out at the Northbridge Elementary School. Timothy Labrie suggested “No trespassing after dark” signs, extra cruiser patrol and posting “camera in use ” signs. Timothy Labrie stated he has requested the School Resource Officer Thomas Dejorjy check with the school to see if the school can discipline in school for any after hour issues at the playground. George Murray suggested the school consult with school council on laws involving kids and civil rights violations.

VII. Next meeting will be Wednesday June 15, 2022 at 10am at the Northbridge Police Department.

VIII. ADJOURNMENT

Timothy Labrie motioned the adjournment of the meeting at 1036 am and Jamie Luchini second it. All in favor.

Respectfully yours,

Chief Timothy Labrie

Northbridge Police Department

CHAIRMAN, NORTHBRIDGE SAFETY COMMITTEE

-LMG

Cc: Northbridge Town Clerk Northbridge Town Manager Lt. John Ouillette

/File

LEASE

This LEASE (hereinafter "Lease") is executed this 1st day of June, 2022 by and between the TOWN OF NORTHBRIDGE, acting by and through its Board of Selectmen (hereinafter referred to as the "TOWN"), and THE ROCKDALE VILLAGE FOUNDATION, a Massachusetts unincorporated association with an address of 198 Church Avenue, Northbridge, Massachusetts 01588 ("LESSOR").

The LESSOR is the owner of record of a certain parcel of land located in the Town of Northbridge, on Church Avenue, known as the Legion Ball Grounds, shown on Northbridge Assessors' Map 22A as parcel 152, described in a deed recorded in the Worcester District Registry of Deeds in Book 3315, Page 401, and also shown on a copy of a portion of said Map 22A and an annotated Google Maps aerial photograph attached hereto together as Exhibit A (hereinafter "Premises").

The LESSOR hereby leases the Premises to the TOWN, subject to the following terms and conditions:

I. USE, PURPOSE, TERM

This Lease is intended to replace that certain "Legion Ball Grounds Lease" between LESSOR and the TOWN dated April 25, 1994.

The lease area is limited to the Premises, as shown on said Assessors' Map 22A.

Use of the Premises is specifically authorized by the TOWN, its contractors, agents, representatives, employees, invitees, and licensees, for the purpose of conducting all manner of athletic and recreational activities, specifically including but not limited to baseball and softball, and Pop Warner football, by and through the Playgrounds and Recreation Commission, or otherwise.

Such use by the TOWN, its contractors, agents, representatives, employees, invitees, and licensees may be exercised from the date of the execution of this Lease and shall continue until and through June 30, 2025.

II. CONSIDERATION

As consideration for the Lease rights granted hereunder, the TOWN shall maintain the Premises as a park, playground and meeting place for the residents of Northbridge and participants in the athletic and recreational programs and activities conducted by the TOWN. The TOWN shall use reasonable efforts to maintain the Premises in sufficiently good condition that they may properly be used for the playing of baseball and softball and for other athletic and recreational activities.

III. **INSURANCE**

The TOWN shall maintain public liability insurance, including coverage for bodily injury, wrongful death and property damage, in an amount acceptable to the LESSOR and in an amount sufficient to support the obligations of the TOWN under the terms of this Lease.

IV. **CONDUCT**

During the term of this Lease, the TOWN shall at all times conduct itself so as not to unreasonably interfere with the operations of the LESSOR, and observe and obey applicable laws and regulations. The TOWN shall obtain the written authorization of the LESSOR prior to the erection of any structure or fixed equipment on the Premises. Any such structure or fixed equipment so erected by the TOWN shall remain the property of the TOWN, and the TOWN shall have the right to remove such structures or equipment upon the termination of this Lease, provided the Premises are restored, as near as possible, to a condition equal to their condition prior to the erection of such structures or equipment.

The TOWN shall not make or suffer any waste of the Premises.

V. **TERMINATION**

This Lease may be terminated by either party for failure of the other party to comply with its obligations hereunder (a "breach") upon written notice of termination at least ninety (90) days prior to the termination date stated within said notice and failure of the party receiving notice to commence and diligently prosecute a cure of the breach within that period. If the party receiving notice cures said breach within that period, the termination notice shall not be effective and the Lease shall continue in effect. If the breach is such that it may not reasonably be cured within 90 days, the party receiving notice shall have an additional 90 days to effect a cure, provided that it continues to act reasonably and diligently to do so.

Upon termination of the Lease, the TOWN shall quit and deliver up the Premises to the LESSOR peaceably and quietly and in as good order and condition as at the start of the Term, or as put into by the TOWN during the Term, reasonable use and wear thereof, fire and other unavoidable casualties excepted.

VI. **MODIFICATIONS and AMENDMENTS**

Modifications or amendments to this Lease shall be in writing and duly executed by both parties hereto in order to be effective. The TOWN shall not assign this Lease without the written approval of the LESSOR.

VII. **NOTICE**

For purposes of this Lease, the parties shall be deemed duly notified in accordance with the terms and provisions hereof, if written notices are mailed to the following addresses:

Town: Board of Selectmen
Town Hall
7 Main Street
Whitinsville, MA 01588

Lessor: The Rockdale Village Foundation
198 Church Avenue
Northbridge, MA 01534

These addresses are subject to change, and the parties hereto agree to inform each other of such changes as soon as practicable.



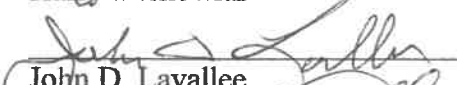
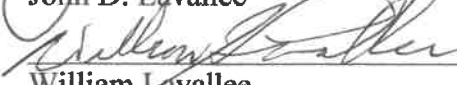
VIII. EXHIBITS and ATTACHMENTS

Any and all exhibits and attachments referenced herein or attached hereto are duly incorporated within this Lease.

IN WITNESS WHEREOF, the parties hereto have caused this Lease to be executed as a sealed instrument and signed in duplicate by their duly authorized representatives, on the date first indicated above.

TOWN OF NORTHBRIDGE
by its Board of Selectmen

THE ROCKDALE VILLAGE FOUNDATION
by its Trustees


Robert Chenevert

Harry Berkowitz

John D. Lavalley

William Lavalley

Thomas Berkowitz

Know all Men by These Presents,

H.

That the Town of Northbridge, in the County of Worcester and Commonwealth of Massachusetts, in consideration of One Thousand Six Hundred Dollars, paid by **Daniel P Wheeler of 44 Manchaug St, Douglas, MA**, the receipt of which is hereby acknowledged, does sell and convey to said **Daniel P Wheeler**, that certain cemetery **Lot Number 33A, one full burial grave situated on the way called Locust Ave, in the Pine Grove Cemetery**, and the sole and exclusive right of burial of the dead therein, subject to the following rules and restrictions for the regulation and government of said Cemetery; viz:

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

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

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

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

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

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

Melissa Ciaramitaro

To: Alicia Cannon
Subject: RE: Parade

From: Alicia Cannon <cannonhome0927@gmail.com>
Sent: Monday, June 06, 2022 1:07 PM
To: Melissa Ciaramitaro <mciaramitaro@northbridgemass.org>
Subject: Re: Parade

Hi Melissa,

Here's what we agreed to with the chiefs and Jamie.

The parade will start at NES, head down Lake, left on Main, left(ish) to Church, right on Cross, left on Linwood, end just after WCS...shutdown roads at 9 AM.

Can you put this on the BOS agenda for 6/13, please?

Thank you!

Alicia

Melissa Ciaramitaro

From: Tim Labrie
Sent: Tuesday, June 07, 2022 3:32 PM
To: Jamie Luchini; Melissa Ciaramitaro
Subject: Re: Parade

Yes this all looks great and we look forward to helping with the parade

Get [Outlook for iOS](#)

From: Jamie Luchini <jluchini@northbridgemass.org>
Sent: Tuesday, June 7, 2022 3:21:29 PM
To: Melissa Ciaramitaro <mciaramitaro@northbridgemass.org>; Tim Labrie <tlabrie@northbridgemass.org>
Subject: Re: Parade

Looks good to me. This was what we discussed.

Thanks,
- *Jamie*

Jamie Luchini
Director of Public Works
Northbridge DPW

From: Melissa Ciaramitaro <mciaramitaro@northbridgemass.org>
Sent: Tuesday, June 7, 2022 9:20 AM
To: Jamie Luchini <jluchini@northbridgemass.org>; Tim Labrie <tlabrie@northbridgemass.org>
Subject: FW: Parade

Good morning Please see the request below and let me know if there are any issues. This will go before the Selectmen at their meeting on 6/13.

Thank you

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

From: Alicia Cannon <cannonhome0927@gmail.com>
Sent: Monday, June 06, 2022 1:07 PM
To: Melissa Ciaramitaro <mciaramitaro@northbridgemass.org>
Subject: Re: Parade

Hi Melissa,

Here's what we agreed to with the chiefs and Jamie.

Town Manager's Report for the Period of May 30, 2022 – June 10, 2022

1. Key Meetings Attended:

- Monday, May 30, 2022 – Participated in the Town's Memorial Day Ceremonies.
- Wednesday, June 1, 2022 – Met with Jamie L, Mike Proto (Parks and Rec), and Jon Charwick (Activitas) to discuss next steps with the Linwood Basketball Courts project.
- Friday, June 3, 2022 – Conference Call with Town Counsel regarding Civil Service Promotional appeal.
- Saturday, June 3, 2022 – Participated in the NPD vs NFD Charity Softball game.
- Tuesday, June 7, 2022 – Met with Randy Swigor who is leaving Whitinsville Water Company for a position with MADEP.
- Wednesday, June 8, 2022 – Coordinated the agenda items for the BPCC Meeting.
- Thursday, June 9, 2022 – Fire Station Project – kick-off with General Contractor, Architect and OPM.

2. **Fire Station Project:** The GC has been issued a Notice to Proceed now that the agreement has been finalized. The kick-off meeting with the GC was held this past week on Thursday, June 9th. The BPCC will meet next week on Wednesday, June 15, 2022 to discuss next steps for the project.
3. **Northbridge Elementary School Reuse Study:** The architect team from Abacus is performing initial due diligence and is beginning the market analysis. The BPCC will meet with the Architect next week on Wednesday, June 15, 2022 to hear the first presentation on the project.
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. A draft has been prepared for the Chief to review.
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 who will need to coordinate necessary procurements. The Town has finalized agreements with Blackstone Valley Ed Hub and Family Continuity and is developing agreements for the Whittin Community Center projects.