

**TOWN OF NORTHBRIDGE
BOARD OF SELECTMEN'S ZOOM MEETING**

September 14, 2020 at 7:00 PM

The public is invited to attend/join this meeting from your computer, phone or tablet.

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Please mute your microphone unless you are speaking or want to speak. Inappropriate comments and/or disruptive behavior will result in immediate dismissal.

Call Meeting to Order: Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order concerning imposition on strict limitations on the number of people that may gather in one place, meetings of the Northbridge Board of Selectmen will be conducted via remote participation to the greatest extent possible. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order.

- I. APPROVAL OF MINUTES: A. 1.** February 10, 2020
- II. PUBLIC HEARING: B. 7:05PM** – Massachusetts Electric Company dba National Grid and Verizon New England/Petition # 25436839 for the installation of anchor and new poles on Puddon Street - located at 10-175 Puddon Street, Northbridge/**Present:** Al Gavin, National Grid and Brian Thumpayil, Assist. Project Manager, Syncarpha Capital, LLC
- III. APPOINTMENTS/C. By the Town Manager:** Linda Zywien, Town Clerk/Vote to Affirm
- IV. CITIZENS' COMMENTS/INPUT**
- V. DECISIONS**
 - D.** D & Ng Inc. dba King Jade Resturaunt, 1229 Providence Road/Request for temporary expansion of outdoor seating until November 1, 2020/**Present:** Nathan Ng, Manager
 - E.** Whitin Community Center/Request to change the date on their weekday Entertainment License (previously approved on March 9th), from Saturday, May 2, 2020 to Saturday, April 21, 2021 for the Whitin Community Center's Gala Event
 - F.** Shop Small 01588/Request to hang a banner across Church Street from November 22, 2020 to December 6, 2020 to advertise the Shop Small Passport event from November 28, 2020 to December 5, 2020
 - G.** Hannah Drive [Carpenter Estates Subdivision] / Vote to layout Hannah Drive as a public way
 - H.** Safety Committee Meeting Minutes [August 5, 2020 and September 9, 2020] /**Present:** James Shuris, Chairman, Safety Comm.
 - I.** Fall Annual Town Meeting [October 27, 2020]/Vote to sign warrant upon completion and final review by Town Counsel

J. Town Manager's Goals for 2021

VI. DISCUSSIONS

K. Town Manager's Annual Review

L. Public Meetings Format

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"/>



BOARD OF SELECTMEN'S MEETING
February 10, 2020

A meeting of the Board of Selectmen was called to order by Vice Chairman Alicia Cannon at 7:00 PM, Northbridge Town Hall, 7 Main Street, Whitinsville, MA. Board Members Present: Ampagoomian, Cannon, Melia and Nolan. Also Present: Adam D. Gaudette, Town Manager.

The Pledge of Allegiance was recited by those present.

Present: Representative Muradian/Update. Mr. Muradian was present to give an update on the Governor's budget that has come out and mentioned Chapter 70 numbers have been provided to the Town Manager. Using the governor's budget as a template, the House will begin their budget review process that will begin with many Ways and Means hearings. This will require Mr. Muradian to travel the state to get input from cities/towns. From there they take all the input received and put the House draft budget together, which he said should be ready the Wednesday before April vacation. The House will then look at filing amendments and will debate the budget during the last week of April. Similarly, the Senate follows the same process, but will start their budget review process in May giving them the added benefit of having an extra month of updated information (tax returns, benchmarks, etc.). Rep. Muradian advised he will reach out to the Town Manager very soon to get a list of needs. Lastly, he wanted to give a shout out to Unibank who helped with a situation he found out about through Facebook concerning a constituent that was having a difficult time financially and wasn't going to be able to provide gifts to their children at Christmas. On their behalf, Mr. Muradian reached out to Unibank who immediately took care of the situation. Representative Muradian thanked UNIBANK publicly and proclaimed his appreciation to all involved. Selectman Melia asked the Representative to respond to some recent newspaper articles concerning: 1) the Governor's refusal and opposition to give illegals/undocumented immigrants driver's licenses and having the Commonwealth become a sanctuary state. Mr. Muradian responded by saying he is also against both of those issues and pointed out that the State's public safety committee is also against it. He added that at least in the House, there isn't a big push for either of those right now. Rep. Muradian told the story of a woman, who came to the U.S. legally, and testified that it would be a slap in her face if the State circumvented the process. Mr. Muradian remarked that the Governor indicated he would veto any legislation about this if it makes it through the legislature. 2) the Rep.'s visit to Souza-Baranowski Prison in response to the incident that took place recently. Mr. Muradian stated that Corrections Officers came under attack recently and he along with several others went to the prison unannounced and met with officers, the officers' union (MCOFU), the prison Superintendent and inmates and indicated it was an eye-opening experience. Mr. Muradian advised he has great respect for Corrections Officers, who have very difficult jobs. In light of what happened, he wanted them to know that they have supporters on Beacon Hill. He also mentioned they are trying to get funding together for another class/training for additional Corrections Officers. In closing, the Representative said if the Town intends to apply for any Community Development Block Grants (CDBG grant), to please let him know right away. Selectman Melia expressed his thanks to Rep. Muradian and stated he was pleased to see that he was leading the charge on this. Selectman Ampagoomian also thanked Mr. Muradian for coming and voiced his support of Mr. Muradian's position in not supporting the granting of driver's licenses to illegals/undocumented immigrants as well as his being against having the Commonwealth become a sanctuary state. Next, he asked about the \$2 million that was supposed to be earmarked for a new fire station and where it stands right now. Mr. Muradian stated there are a couple of possibilities: one is a bond bill coming forward and if it can be bonded, it may be able to be incorporated. The other is the budget side for funding, but for a number that big it probably wouldn't make it into the budget, however, he added that things are looking pretty good (returns are above benchmark) so he is hopeful that additional monies may be able to come back to cities and towns maybe in the form of additional Chapter 70 and/or Chapter 90 funds. Selectman Nolan asked about potential legislation concerning host agreements that are negotiated with retail marijuana establishments and the 3% cap adding he is aware there has been some talk about towns that may have exceeded the cap. Rep. Muradian responded

a bill was passed by the House (that he voted against) that would take local control for Community Host Agreements away and put it into the Cannabis Control Commission's (CCC) hands, which will allow them to circumvent local authority. He said he is a firm believer that a town knows what is best for a town and not a bureaucratic agency. It is a potential game changer in how things move forward and how things will be looked at as far as what communities have agreed to and how many host agreements are given out so it will be interesting to see what the CCC does. They will wait to see what the Senate does too. With a 5-year agreement in place, which says you may be able to do this in perpetuity, but it also could open a Pandora's box. Vice Chairman Cannon thanked Rep. Muradian for coming in.

APPROVAL OF MINUTES/None

PUBLIC HEARING: MSM Management, Inc. dba Sparetime Recreation, 117 Church Street, Whitinsville, MA 01588/Application for a new Wines and Malts Liquor License (Mark Moon, Manager) [Present: Mark Moon and Michael McCarthy]. A motion/Mr. Ampagoomian, seconded/Mr. Nolan to open the public hearing. Vote yes/Melia, Ampagoomian, Cannon and Nolan. Ms. Cannon read the public hearing notice aloud. The gentlemen introduced themselves and Mr. McCarthy began and reiterated their plans to add a liquor license to their establishment that already offers bowling, pool tables, and coin operated games. He also noted that the servers are already TIPS certified. Selectman Nolan asked about the hours they would like to serve alcohol. Mr. McCarthy responded they would like to serve alcohol from Noon to closing [the hours they are open]. Selectman Melia suggested they meet with the Police Lieutenant to review the liquor license rules, regulations and hours of the establishment. There being no one present with comments, a motion/Mr. Melia, seconded/Mr. Ampagoomian to close the public hearing. Vote yes/Melia, Ampagoomian, Cannon and Nolan. A motion/Mr. Melia, seconded/Mr. Nolan to approve MSM Management's application for an annual Wines and Malts Liquor License as noted above. Vote yes/Melia, Ampagoomian, Cannon, and Nolan.

Community Development Block Grant (CDBG) FY2020 Community Development Fund Grant Application Hearing/Present: Wayne Darragh, Community Opportunities Group (COG). A motion/Mr. Ampagoomian, seconded/Mr. Nolan to open the public hearing. Ms. Cannon read the public hearing notice aloud. Mr. Darragh advised everyone present to sign the sign-in sheet. He began by saying the public hearing is required in order to get input for proposed activities for inclusion in the grant application. The funding for the CDBG Program originates at the Federal level with the Office of Housing and Urban Development [HUD]. Funds are then distributed to the Commonwealth of Massachusetts and then they decide how the funds will be distributed to local governments. There are different categories: **1) Entitlement communities** (larger metropolitan areas like Boston, Springfield, Worcester) get their funding directly from HUD. **2) Communities below 50,000 people** - compete in the Small Cities Program and have to compete for funds. Mr. Darragh mentioned there is approximately \$15.3 million in funding available, which is the same amount as last year. He noted 28 communities received funding and guessed it would probably be the same for this year. He also indicated that the most money a community can apply for is \$800K and suspects Northbridge will apply for the full amount. Continuing, Mr. Darragh referred to past programs where part of the scoring process for an application was based on a Community Wide Needs Score where the State would rank all the communities on a scale of 25 points in certain statistical categories. He said they did away with that and simply go by the percentage of the town's population that is low to moderate income and base it on a 10-point scale. Based on our low to moderate income population, Northbridge scored 7 out of 10 points on that scale and Mr., Darragh feels it's good enough to be competitive and added that these 10 points go towards the 65 points for the entire application packet. Another thing that people like about the CDBG program is that it is very flexible with the types of activities that are allowed: brick/mortar projects, infrastructure, housing rehabilitation projects, public facilities, planning, and Social Services, which is limited to 20% of the total grant. Mr. Darragh also pointed out that in addition to

flexibility there are other requirements that must be met for each activity/project. Each activity/project must meet a National Objective and there are three of them: 1) Assistance to low and moderate income individuals, 2) Prevention and Elimination of slums and blight, and 3) Critical or Urgent Need (which is a condition that has arisen in the last 18 months that you don't have the means to address). Mr. Darragh said they typically don't see much of that and they tend to concentrate on the first two objectives. The last CDBG grant in Northbridge was in 2013 as part of the Disaster Recovery Program and used to relocate and renovate new space for the Whitin Community Center's outreach program. Mr. Darragh then mentioned that Town Manager Gaudette and he have been discussing potential projects to submit for this application and are considering: 1) a housing rehabilitation program and 2) conducting a slum and blight survey. The Housing Rehabilitation program provides 0% interest deferred payment loans to low and moderate income individuals so they can make repairs to their property to bring it up to code such as de-leading and/or removing asbestos or other hazardous materials, making the property energy efficient, making the property handicapped accessible. Under the Housing and Rehabilitation Program, the way the program is structured is the town issues a loan to the homeowner and the homeowner hires a contractor, but technical assistance will be provided to them. Under COG's management, they have a Housing Rehab Specialist who goes out to meet with the homeowner and prepares the work specifications for the project. COG also has a list of contractors that have been pre-approved to participate in the program and COG will put the projects out to bid on behalf of the homeowner. During construction, the Rehab Specialist continues to be involved and visits the site on a regular basis to check progress and make sure the work is being done properly. The contractor doesn't receive any payment until the work has been inspected and approved. In addition, 10% is held back until the end of the job to make sure any punch list items are completed and done correctly, and that proper paperwork has been filed by the contractor. Mr. Darragh said the homeowners have someone working with them until the end of the project and it works out really well. As far as the slum and blight inventory goes, the Town can pick out a target area and if the town can demonstrate that 25% of the structures in the target area rates as fair or poor and 25% of the infrastructure in the target area rates as fair or poor, then that area can qualify for future CDBG funding to fix those issues. For example, if 50% of the sidewalks in the target area are rated as fair or poor condition the Town can apply for a future CDBG grant to fix those sidewalks. Mr. Darragh advised that in addition to the above requirements, the Commonwealth of MA has added their own regulations, which has to do with the Massachusetts Sustainable Development Principles, which is basically that they want you to rehab and reuse existing structures rather than clearing a site and building a new structure. They prefer you concentrate development where there is existing infrastructure, etc. He also noted that the Housing Rehabilitation Program meets the sustainable development principles because existing buildings are being rehabbed. He added that the Housing Rehabilitation Program cannot be used to build new homes. Selectman Nolan asked about the 0% interest loans. Mr. Darragh explained that it's really a deferred payment loan, so the property owner doesn't make any payments against it as long as they continue to live on the property for 15 years after the work is done, the loan converts to a grant and is forgiven. He then stated if within 15 years the property is sold, all or a portion of the funds are paid back and can then be made available for another housing rehab eligible project. Selectman Ampagoomian inquired if the contractors that will be doing the housing rehab jobs, if they fall under the prevailing wage law. Mr. Darragh responded no because the contract is between the homeowner and the contractor; not the Town and the contractor. There being no further comments, a motion/Mr. Ampagoomian, seconded/Mr. Melia to close the public hearing. Vote yes/Melia, Ampagoomian, Cannon and Nolan. The Board was then advised by Town Manager Gaudette that two motions are needed. First, a motion/Mr. Ampagoomian, seconded/Mr. Melia to appoint R. Gary Bechtholdt, II, as the certified Environmental Officer for the purpose of the environmental review record. Vote yes/Ampagoomian, Melia, Cannon and Nolan. Second, a motion/Mr. Ampagoomian, seconded/Mr. Melia to authorize the submission of the FY 2020 CDBG grant application for up to \$800,000 to fund a Housing Rehabilitation program and

a slum and blight survey. Vote yes/Ampagoomian, Melia, Cannon and Nolan. The Board thanked Mr. Darragh.

APPOINTMENTS/RESIGNATIONS/None. Selectman Ampagoomian asked about the resignation of Kenneth Warchol from the Historical Commission and recognizing him for his many years of service. Mr. Gaudette responded that Mr. Warchol is not resigning, but just stepping down from the Chairmanship and that he intends on completing his current term. The Town Manager added that when the time comes, Mr. Warchol will be recognized for his 40 plus years of service to the Town.

CITIZENS' COMMENTS/INPUT/None

Acceptance of Gift [monetary donation]-Leonardo Estates Subdivision/Present: Michael Proto, Chairman, Playground & Recreation. Mr. Proto stated that the developer of the Leonardo Estates Subdivision has proposed a monetary donation in the amount of \$5,000 to the Northbridge Playground & Recreation Commission. Selectman Melia asked what the money will be contributed towards. Mr. Proto stated that they would like to use the proceeds towards improvements to the Linwood Playground basketball courts. He added the Commission is in the process of saving up for those repairs and since it is a large and costly repair the Commission would greatly benefit from this donation. Vice Chairman Cannon added that it is definitely needed. A motion/Mr. Melia, seconded/Mr. Ampagoomian to accept the monetary donation from Leonardo Estates Subdivision in the amount of \$5,000 for the Playground and Recreation Commission to be used towards improvements to the Linwood Playground basketball courts. Vote yes/Ampagoomian, Cannon, Melia and Nolan.

Tri-Valley Front Runners, Inc. [Matthew Kellogg]/Request permission to hold the “Frank Nealon Boston Tune-Up” Road Race on Sunday, April 5, 2020, subject to the safety requirements of the Police Department. A motion/Mr. Melia, seconded/Mr. Ampagoomian to approve Tri-Valley Front Runners, Inc.’s request as shown above and subject to the safety requirements of the Police Department. Vote yes/Melia, Ampagoomian, Cannon and Nolan.

Veterans Hall, 875 Hill Street, Whitinsville/Vote to approve Lease with Blackstone Valley Veterans Association - Present: Ken Trajanowski, Past Commander and Daniel Lessard, Commander. Mr. Lessard began by saying they were present to get a commitment from the Board of Selectmen in the form of a lease allowing the Veterans to continue to use the Veterans Hall long-term before they move forward with renovating it. He indicated that Blackstone Valley Tech will be coming to view the building to see what needs to be done, but before they embark on any type of project and/or fundraising, they want some kind of assurance from the town long-term. The Town Manager advised he has been speaking with Bill Audette about this matter for a couple of months and then provided the Board with some background information noting there was a 5-year lease on the building from 2006-2011. He also said there is an updated lease in the agenda packet, which he sent to Bill Audette and the only thing that changed was the dates. Other than that Mr. Gaudette said he would like to discuss payment of utility bills going forward because the lease states that the tenant is responsible for paying the utilities, however, at some point during the lease or after the lease expired, the Town of Northbridge took over the utility payments. He explained it was probably during the time when the Town housed their Regional Veterans Services Office there. Selectman Melia asked about the name change from Blackstone Valley Vietnam Veterans to Blackstone Valley Veterans. Mr. Trajanowski advised the name was changed some years ago in order to allow Veterans from all eras be represented and further because it has gotten increasingly difficult for all the different veteran groups to recruit members. Mr. Melia followed up with another question and asked the gentlemen if they thought it was possible for the other Blackstone Valley towns to pay a portion of the costs of the annual utilities and Mr. Trajanowski stated he didn’t think so because even though the name implies it’s the Blackstone Valley Veterans, it’s primarily Northbridge veterans and the other towns have their own posts besides. He added that it’s more of a name thing than a reality. In terms of the \$44 plus million town

budget, Mr. Melia mentioned that he didn't think it would be a big deal to continue to spend approximately \$4,300 in utility costs for the Veterans Hall if there isn't any other alternative and voiced his support in doing so. Vice Chairman Cannon also voiced her support. There being no further questions/comments, a motion/Mr. Melia, seconded/Mr. Ampagoomian to direct the Town Manager to sign a 5-year lease with the Blackstone Valley Veterans Association and to continue to pay the utilities. Vote yes/Melia, Ampagoomian, Nolan and Cannon. Mr. Trajanowski thanked the Board for their support and made it clear that this is a do or die situation for the veterans so they may continue to meet.

Pine Grove Cemetery Deed/Vote to approve the sale of lots No. 258 & 259, [2 full graves - Forest Ave. South] [Sandra Beccia]. A motion/Mr. Nolan, seconded/Mr. Ampagoomian to approve the sale of lots 258 and 259 to Sandra Beccia. Vote yes/Nolan, Ampagoomian, Melia and Cannon.

Annual Town Election [May 19, 2020] / Vote to give notice to the Town Clerk to place vacancies from elected boards on the Town Election Warrant. A motion/Mr. Ampagoomian, seconded/Mr. Melia to notify the Town Clerk to place vacancies from elected boards on the Town Election Warrant. Vote yes/Nolan, Ampagoomian, Melia and Cannon.

Town Manager's Employment Agreement/Vote to provide notice to Town Manager of intent to renew. A motion/Mr. Ampagoomian, seconded/Mr. Nolan to give notice to the Town Manager of their intent to renew his employment agreement. Vote yes/Ampagoomian, Nolan, Melia, and Cannon. Selectman Melia clarified that the Town Manager's contract requires the Board to give him 6 months' notice of whether they intend to renew his contract.

Presidential Primary [March 3, 2020]/Vote to sign the warrant. A motion/Mr. Ampagoomian, seconded/Mr. Melia to sign the Presidential Primary Election warrant. Vote yes/Ampagoomian, Melia, Nolan, and Cannon.

Fire Station Project Update/Present: Adam Gaudette, Town Manager and David White, Fire Chief. Mr. Gaudette gave a brief overview of what he was going to discuss this evening and said he would provide information on the history of the project from its inception through the November 2019 Forum including the History of the Department, Conditions of the Station, and the Feasibility Study Process. Next, he mentioned he would provide an update on what has been done since the Forum including some background on Goulet Field (preferred site); Floor Plan; Site Layout; Façade Renderings; Questions Received to Date; Cost Estimates; and Taxpayer Impacts. Lastly, he will review the next steps leading up to the May town meeting and May town election. Before starting the presentation, the Town Manager introduced himself, Fire Chief David White; and Steven Nye, Building, Planning & Construction Committee member. Next he re-introduced the Design Team. Brent Arthaud, Cardinal Construction, and Michael McKeown and Rene Croteau, Kaestle Boos Architects. To begin, Mr. Gaudette talked about the current operations: 1 FT Chief/1 PT Adm. Asst./17 FT Firefighters/17 Call Firefighters. The Department provides Fire and Emergency services (24/7- Advanced Life Support) for 16,544 people in 19 square miles. In 2019, the Fire Department answered 3,370 calls. Next, the Town Manager reviewed the current list of vehicles: 3 engine companies, 1 aerial ladder, 1 heavy rescue, 3 forestry trucks, 2 ambulances, 3 utility vehicles, and 4 trailers. He also mentioned there are 2 Fire Stations: Fire Headquarters (193 Main Street), which was built in 1923 and donated to the town by the owners of The Shop. The second, much smaller substation, is the unmanned Rockdale Station (2305 Providence Road, Northbridge) and is primarily used for storage. It too was built by the mill owners in the 1950's and later donated to the town by the mill owners. Both buildings have code, ADA and life safety issues. The next topic focused on the existing conditions at 193 Main Street (Fire Headquarters). The Town Manager noted that the building was completed in 1923 and is in rough shape. He also indicated there are well documented deficiencies with the exterior of the building: concrete foundation, brick façade, windows, doors/door frames/ leaking roof and roof drainage. In addition, the interior of the building also has deficiencies: extensive water and/or moisture infiltration on surfaces,

ceilings flaking and chalking (contaminating equipment), basement storage areas experience continual standing water, inability for water to drain through apparatus bay floor drains, steel doors & frames, apparatus bay doors require replacement, roof leaking, standing water, and bubbling roof drainage system backflows through building floor drains. **FEASIBILITY STUDY HISTORY:** In 2001, a feasibility study was done by the Building, Planning and Construction Committee (BPCC) and due to the condition of the 2 buildings, the result was that action needed to be taken. In 2006, some funds were set aside to do some testing and an analysis, which has been put towards what is being done now for the current feasibility study. Mr. Gaudette felt that this project was probably put on hold due to several things: in the early 2000's, a new High School was built; then the recession hit around 2008-2010; in 2013-2014, the Balmer School project took over and was eventually approved for construction; and in 2017, Town Manager Gaudette and Fire Chief White set a goal to explore the need and building of a new Fire Station facility. In 2017, the BPCC hired Cardinal Construction to oversee the project and assist the Town as the Owner's Project Manager (OPM). In 2018, the BPCC set up a working group to do some preliminary site research and the RFQ development. In 2019, Kaestle-Boos Architects was hired to do certain parts of the study that will be discussed tonight (Fire Station programming, site selection, response time analysis (probably the most important part of the project). In November 2019, the BPCC announced their preferred site location. **PROGRESS #1 (Fall 2019): Programming:** Mr. Gaudette explained that the programming effort is to figure out the space needs and other aspects of the Fire Department today and moving forward; Staff interviews were done; Space needs were explored; planning diagrams and development of a floor plan (bays, office space, meeting rooms) was done that includes an outbuilding for the storage of trailers and a building wing that will be used for planning. **Site selection:** Included in the site selection were about 100 town-owned properties, private properties with large acreage, as well as commercial properties that were/were going to be for sale. After an evaluation of all sites, the BPCC narrowed the list of possible sites to 21. Many were excluded due to size and/or development restrictions like wetlands. The 21 sites were then reduced to 11 possible sites. After further evaluation of those 11 sites by consultants and the BPCC, the number of sites was reduced to 6 possible sites. Five of the 11 sites were eliminated; some due to size (the footprint and/or program did not fit) and one site that was privately owned was then sold; and one was not only too small, but the historical restrictions were too limiting to be considered in the final 6 sites. **Response time study:** Mr. Gaudette said the response time analysis was completed in the fall. The data (from 3 years of calls) shows the calls are pretty spread out around town with the largest number of calls coming from Beaumont Nursing Home. Next, they mapped out the calls to determine what the coverage is from the existing fire station. To measure this, they used the NFPA's [National Fire Protection Association] standard, which means for a community like Northbridge, 80% of the community should be responded to in 10 minutes or less. The BPCC, Town Manager, Fire Chief, and Consultants felt it was important to do what was best for the town in terms of location and decided to use a standard of 8 minutes. Using the 8-minute standard, they found they could cover 78% of the town from the existing station. Mr. Gaudette added that 4 of the final 6 sites actually had an 8-minute or less response time compared to the existing station. As for the preferred site (1681 Providence Road/Goulet Field) it had the best response time as compared to the existing station. Next, the 6 final sites were evaluated based on certain criteria: recommended floor plan, fire department needs, response time and site development. The following town-owned sites were ranked lower due to size restrictions, response time, site development restrictions and/or severe topography issues: Church Ave., Northbridge Elementary School, 180 Main Street parking lot, 644 Providence Road [WWTP] and the Linwood Field. Lastly, the preferred site [1681 Providence Road/Goulet Field]. The pros for this site: **Response Time** – almost 100% of the town can be covered in 8 minutes or less. **Size** - The parcel is 23 acres, which allows for multiple buildings, provides circulation for vehicles, and parking. It essentially meets the entire program and needs. **Site Development Cost** – advantageous because being a town-owned site there is no acquisition cost and no demolition of facilities is needed. Some potential cons: **Visibility from the road** and possible **Regulatory Restrictions** if we have to approach the wetlands. **PROGRESS #2 (Since November 2019):** Town Manager Gaudette shared some additional information about the Goulet Field Site. In 1966, the Town authorized the purchase of the 23-acre property for \$12,000. The property was purchased in 1967 to be used for a new second elementary school but then

St. Patrick's Parochial School on Cross Street became available and the Town purchased that building rather than building a brand-new school on the Goulet site. In 1976, on the Goulet Field site, a right-of-way was authorized for the Meadowood Project [Suzanne Drive] to give the development access to the field and playground. In 1997, the School Building Committee looked at the Goulet Field site for a new High School, but it was deemed too small to fit the school, parking and fields. Eventually, a new high school was built on Linwood Avenue. Mr. Gaudette advised that the Soil Information from the 1997 study was reviewed by the consultants and they saw no fatal flaws. He noted there was some ledge on the site, but it is located mostly in the back. The new fire station would be built on slab, so the ledge isn't much of a concern. Again in 2017, as part of the new Balmer School feasibility study, the Goulet Field property ranked 4th out of 7, due to size (it couldn't fit the whole program) and it lacked 2-way access. Continuing, the Town Manager said as part of the current feasibility study, they took another look at the floor plan. **FLOOR PLAN:** They shifted things around and looked at areas where space could be reduced and/or made more efficient. As part of the floor plan review, they looked at a 2-story option and noted that the second floor would only house bunk rooms and living area for the firefighters. The reason being, if you allow public access to the second floor, it would require an elevator and due to maintenance and construction costs, they felt they should avoid the 2-story option. He stated it costs more to build a 2-story building just from a structural standpoint alone and added that it's also less efficient for the staff in getting around because it's easier and quicker to navigate hallways versus stairs. **SITE LAYOUT:** Looked at the building area, access to the site, circulation of the site, parking, buffer zones, and the potential for future expansion. Mr. Gaudette commented that at this point, the team feels they have a very efficient use of the property. The site is relatively flat. The building would be situated at the front of the site in order to avoid slopes, wetlands and ledge. No demolition will be needed, which is an advantage for this site. The site also has excellent front and rear circulation for vehicles including the department's 49' ladder truck, ambulances, and staff vehicles coming in and out. There is sufficient parking for staff and visitors and an overflow parking area is available during on-site trainings. The site also provides for future expansion, should the need arise. The plan also shows there are buffer zones to the residential abutters. There is 134' of frontage, which will be a good balance to allow for buffers and proper site distance for pulling in and out of the site. Signage and lighting will be at the entrance with the potential for a good viewscape to the entrance of the property. **FAÇADE RENDERINGS:** Also discussed with the Committee was building materials, styles and architecture. Discussed having architectural balance (multiple roof lines, efficient light, façade) and regional character (brick, pitched roof) while be cognizant of costs (use of different materials: metal panels, concrete block and cast stone base). The Town Manager then reviewed questions that have come up during the feasibility study process. **1)** Why isn't the Town including a Police Station in the project? Mr. Gaudette advised that the current police station is suitable and in very good condition. He noted that due to cost factors, it wasn't in the best interest to taxpayers to include a Police Station in this project, but reminded everyone that should the need arise, there is plenty of space for future expansion. **2)** Why is space for town offices included? The current offices are located in a building (former school) that was built in 1925. There are 5 full-time employees and 1 part-time employee in a 3-story building that houses offices on 1st floor, storage on 2nd floor, and an empty 3rd floor. This equates to about 3,000 sq. ft. per staff member. Utility costs are approximately \$11,500 per year. The proposed office space (as part of the Fire Station project) will be a one-story, brand new building with about 340 sq. ft. per person and expected utility costs around \$4,200 per year. Questions that continue to come up at this time: **1)** Isn't NES the best solution as it will be empty in the fall of 2021? Mr. Gaudette indicated that the NES (44 Cross Street) site is not centrally located so the response time would not be ideal; being a 2-story building isn't as efficient as a 1-story building; and it does not fit the program as far as parking, training, and vehicle circulation goes. In addition, he added that there would be no room for future expansion. **2)** Why was Uxbridge's new station built for only \$10 million and Northbridge's will be significantly more? The Town Manager pointed out some of the differences were as follows:

UXBRIDGE	NORTHBRIDGE
Replaced headquarters only; 3-man crews (12FT staff)	Replacing headquarters, substation, and Annex; 4-man crews (17FT staff) 33% more calls than Uxbridge
Replaced 6,600 sq.ft. station with a 14,365 sq.ft. station (118% larger)	Replacing 33,556 HQ, a 3,520 sq.ft. substation and a 21,262 sq.ft. Annex for a total of 58,338 sq.st. with a 29,047sq.ft. new building
Original program was for a 19,000 sq.ft. building and it was reduced to fit the downtown site.	New building 29,047 sq.ft. (50% smaller)
Storage is off-site	New building includes out building, storage, and office wing
No room for on-site training; insufficient parking; poor circulation access; no room for expansion	Has room for on-site training, sufficient parking, better access/circulation and room for expansion
Total Project Cost: \$679 sq.ft.	Total Project Cost: \$653 sq.ft.

Continuing, the Town Manager reviewed the cost estimate, which totals \$18,968,000 and includes: Direct Cost (\$12,429,000); Gen. Contractor Mark-ups + Escalation (\$2,566,000); Equipment Costs (\$679,000); Indirect Costs / Design / Other (\$2,318,000); and Owner Contingencies (\$976,000). Mr. Gaudette explained that the contingency amounts are very high because we aren't at the design phase yet, however, the further we get into the project, it's possible the contingencies could be less than what is shown. He then showed a chart showing comparative construction data. In terms of the 2020 cost per square foot, the chart indicated that Northbridge had a very favorable cost per square foot. Next, Mr. Gaudette showed the cost of building our program at the Goulet site (\$18,968,000) versus a 1-story building at the NES site (\$22,249,000). The increased cost is due to demolition of the building, asbestos removal, etc. Also looked at was the tax impact to taxpayers. In comparison with 10 other surrounding towns, Northbridge's tax rate remained the lowest at \$13.84 per thousand including the first \$30 million that was borrowed for the Balmer School project. The highest tax rate belonged to Blackstone at \$18.86 per thousand. In terms of borrowing for the fire station project, the Town Manager looked at 3 scenarios of the **annual** tax impact for an average single-family home valued at \$329,000: **Interest Rate of 4.5%:** 1) borrowing \$19M for 20 years at 4.5%, taxes would increase \$258.67 per year; 2) borrowing \$19M for 25 years at 4.5%, taxes would increase \$222.75 per year; and 3) borrowing \$19M for 30 years at 4.5%, taxes would increase \$198.80 per year. For comparison purposes, he also looked at 3 scenarios of the **annual** tax impact for an average single-family home valued at \$329,000: **Interest Rate of 3.0%:** 1) borrowing \$19M for 20 years at 3.0%, taxes would increase \$231.01 per year; 2) borrowing \$19M for 25 years at 3.0%, taxes would increase \$195.34 per year; and 3) borrowing \$19M for 30 years at 3.0%, taxes would increase \$171.57 per year. Next steps: the Town Manager reviewed some meeting dates (Finance Committee, BPCC, and Public Forums) through April 2020. He also advised the authorization to borrow for the Fire Station project will be placed on the Spring Annual Town Meeting Warrant [May 5, 2020] and the authorization to exclude the debt (ballot question) will be placed on the Town Election Warrant [May 19, 2020]. Mr. Gaudette then opened the floor to questions for the design team. In regard to the new building bring one-story, Selectman Nolan asked if a drying tower [a tall structure] for fire hoses is still required. Chief White replied that the drying tower is included in the proposed project plans and will serve a dual purpose and be used for training. Selectman Ampagoomian asked: **1)** Will the new station be built on slab or is there a basement for storage. Chief White answered it will be slab. **2)** If the new station is built on the Goulet site, will the Town have to get a permit from the state to install lights on Rte. 122 at the proposed entrance. The Town Manager responded yes. **3)** Inquired about whether there were any flat roofs on the new building. Chief White responded yes, the only part that doesn't have flat roofs is over the apparatus bays and this is a cost benefit. Mr. Ampagoomian said he isn't fond of flat roofs, but the designer interjected and clarified that the flat roofs weren't really flat that the steel was somewhat pitched for drainage. **4)** Asked what the plans were for the existing buildings that will no longer be used (HQ, Rockdale Station, and Annex). The Town Manager responded it is typical for towns to do an adaptive re-use study, which would be done through the Building, Planning & Construction Committee. He said the town has some monies on hand. An adaptive re-use study

would include an analysis of the building(s) conditions, compatible uses for the existing space, and a market analysis. The information would then be attached to an RFP because towns are required to advertise through a proposal process for projects over \$25,000. By doing this, the town can choose the proposal that's meets the goal of the town for using the space and it also allows the town to restrict certain uses. 6) Does the town intend to do additional soil testing on Goulet Field. Mr. Gaudette responded if the project is approved, the next steps would include conducting full based soil testing, flagging wetlands, full topography plan, etc. 7) Mentioned ledge and is glad there is transparency about it. The Town Manager reminded him the site is relatively flat and there are going to be shallow foundations noting based on the information they have at this time, it is favorable. Selectman Melia thanked the Town Manager and Fire Chief for all the information that has been made available to the community. He asked about the tax rate and when the highest spike in the tax rate will occur. Mr. Gaudette said Fiscal Year 2023, which will be the first year the fire station is on the tax bills, and which will also be the last year the turf field is on the tax bills. Mr. Melia then voiced his opinion that a Public Safety Complex is not needed at this time based on the great condition of the Police Station building. Vice Chairman Cannon stated she likes being able to direct people with questions to the website. She then asked about the response time study and how it was done; is it statistical based or actual time. The Town Manager said it is based on the time they leave the station to the time they get to the location. Chief White reiterated that the Goulet site is centrally located and provides for a better response time to the entire town. As for next steps, Ms. Cannon suggested advertising the dates for the next public forums in March and April as soon as practical, to keep pushing the most up-to-date information out there and to stay ahead of any possible fake news. The Town Manager said they are looking to schedule a public forum the first week in March; he is just waiting to confirm that the design team is available. Any comments and questions from that forum will be taken up at the April forum and a final presentation will be done at the May town meeting.

TOWN MANAGER'S REPORT – For the period of January 27, 2020 – February 7, 2020

1. Key Meetings Attended:

- Monday, January 27, 2020 – BOS Meeting was postponed – all items moved to February 10, 2020.
 - Monday, January 27, 2020 – Participated in Fire Station Conference Call with Design Team.
 - Tuesday, January 27, 2020 – Conference call with Kopelman & Paige and staff regarding Tax Title/Eviction issue.
 - Tuesday, January 27, 2020 – Met with Chairman Athanas.
 - Monday, February 3, 2020 – Met with Michael Welch, Chairman of Unibank.
 - Monday, February 3, 2020 – Met with Superintendent A. McKinstry and Business Manager M. Walker from NPS to discuss preliminary budgets for FY2021.
 - Monday, February 3, 2020 – Participated in Fire Station Conference Call with Design Team.
 - Tuesday, February 4, 2020 – Met with staff to discuss capital planning for FY2021.
 - Wednesday, February 5, 2020 – Attended the BPCC Meeting (Fire Station and Turf Field).
 - Thursday, February 6, 2020 – Met with Selectmen Melia to discuss BOS Agenda.
2. **Balmer School Building Project:** Project construction by Fontaine Brothers continues. Steel erection is underway. Trade bids continue to be finalized and CM amendments have been approved. The MSBA recently visited the project on Wednesday, January 22, 2020 for a regular site visit. The next School Building Committee is scheduled for February 18, 2020.
3. **Fire Station Project (Feasibility Study):** The BPCC met with Kaestle-Boos Architects and the OPM Cardinal Construction this week on February 5, 2020. The design team presented updated cost estimates and discussed presentation preparation for the BoS Meeting scheduled for February 10th and also FinCom on February 19th. The Chief and Town Manager will be presenting again to the Department in the upcoming weeks as well. A draft feasibility study report, incorporating all

information date, was distributed and the BPCC will be developing comments for their next meeting on February 26th. The website is up and running and several comments have been received. Website link is www.northbridgefirestationproject.org.

4. **Lasell Field Turf Project:** The BPCC met with the Land Scape Architect Activitas last on January 22, 2020 to finalize the design concept and fine-tune the budget. The project construction was advertised last week on January 30th. The Committee meets again with Activitas on February 26, 2020 to discuss bids which will be due February 20, 2020. The team is preparing to provide the BoS with an update at their February 24th Meeting.
5. **FY2021 Budget Process/SATM Prep:** Staff have submitted FY2021 Department Budget Requests as well as capital plan requests. The Town Manager has completed the 5-year Capital Plan Update and received BPCC approval on January 22, 2020. State Aid and Chapter 70 allocations for FY21 (House 1) were announced by the Governor and MADESE at the MMA Annual Meeting on January 24th. The Town Manager has met with NPS to discuss the FY2021 Budget Outlook and is preparing for presentations to the Finance Committee on February 19th and the Board of Selectmen on February 24th.

SELECTMEN'S CONCERNS: **Selectman Ampagoomian/1)** Mentioned his concern about the 55+ community being built off Church Street. He believes there may be some clear cutting going on but will send his observations and concerns in writing to the Town Manager for follow-up. **2) Plummer's Corner.** Jamie Luchini, Hwy. Supt., came forward to give an update on a couple of issues noting that the light for the Library walkway has been replaced with a higher wattage bulb and he will check to see how that works. As far as Plummer's Corner goes, he said it came up in a conversation with TIP project consultants who suggested the town do a Route 122 corridor study and then send the tabulations to the state and maybe get them to take another look at the lights. At least by doing the study the town can point out the traffic issues and they will have some data to back it up. **3) Veterans Hall Lease.** Is the building heated by gas? Mr. Luchini said no, it's heated with oil. **4) Grill 122 (formerly Brian's Restaurant).** Reminded everyone to use the crosswalk and button to change the light!! **Selectman Melia/1)** asked Mr. Luchini if the town was going to do another surplus equipment/vehicle auction. Mr. Luchini responded that after the last auction, they trade in vehicle to it makes it easier and more efficient. There are currently no surplus DPW vehicles. **2)** attended the MMA Annual Conference in January and attended classes on new regulations on marijuana and cyber security for municipalities-both excellent classes. He gave the materials to the Town Manager for the IT Director.

ITEMS FOR FUTURE AGENDA
CORRESPONDENCE
EXECUTIVE SESSION – None

Vice Chairman Cannon announced the next Selectmen's meeting is scheduled for Monday, February 24th. Due to early voting taking place in the Selectmen's meeting room, the location is to be determined.

A motion/Mr. Ampagoomian, seconded/Mrs. Cannon to adjourn the public meeting. Vote yes/Board Members Ampagoomian, Cannon, and Melia.

Meeting Adjourned: 9:12 PM

Respectfully submitted,



Daniel Nolan, Clerk

/mjw

LIST OF DOCUMENTATION

BOARD OF SELECTMEN'S MEETING - OPEN SESSION

February 10, 2020

Representative Muradian – Update / No documentation

I. APPROVAL OF MINUTES/None

II. PUBLIC HEARING: A. MSM Management, Inc. dba Sparetime Recreation, 117 Church Street, Whitinsville, MA 01588/Application for a new Wine and Malt License [Present: Michael McCarthy]

- Copy of Public Hearing Notice [Legal Ad]
- Copy of Liquor License Application (7 pages)
- Copy of Articles of Organization
- Copy of Applicant's Statement
- Copy of Corporate Vote
- Copy of Real Estate Lease
- Copy of establishment plan
- Copy of License Routing Slip

B. Community Development Block Grant (CDBG) FY2020 Community Development Fund Grant Application Hearing/Present: Wayne Darragh, Community Opportunities Group (COG)

- Copy of Public Hearing Notice
- Copy of Public Hearing requirements

III. APPOINTMENTS/RESIGNATIONS/None

IV. CITIZENS' COMMENTS/INPUT/None

V. DECISIONS:

C. Acceptance of Gift [monetary donation] -Leonardo Estates Subdivision/Present: Michael Proto, Chair Playground & Recreation

- Copy of letter dated January 16, 2020 from Gary Bechtholdt, Town Planner to Adam Gaudette, Town Manager

D. Tri-Valley Front Runners, Inc. [Matthew Kellogg]/Request permission to hold the "Frank Nealon Boston Tune-Up" Road Race on Sunday, April 5, 2020, subject to the safety requirements of the Police Department

- Copy of Hold Harmless Agreement
- Copy of race route
- Copy of tax-exempt status / Non-profit organization
- Copy of email dated January 22, 2020 from Police Chief Warchol indicating he has no problem with the race request/route
- Copy of email dated January 22, 2020 from DPW Director Shuris warning there could be repairs done to Moon Hill Road in early April but no other concerns
- Copy of email dated January 22, 2020 from Melissa Wetherbee to Matthew Kellogg informing him the Police Dept. will require a detail at Mendon and Moon Hill Road and the DPW cautioning about possible road repairs in early April.

E. Veterans Hall, 875 Hill Street, Whitinsville/Vote to approve Lease with Blackstone Valley Veterans Association - Present: Bill Audette and Patrick McGowan

- Copy of Lease between the Town of Northbridge and Blackstone Valley Veterans
- Copy of memo dated February 7, 2020 to Town Mgr. Gaudette from Neil Vaidya, Town Acct. outlining the costs associated with the Veterans building at 875 Hill Street

F. Pine Grove Cemetery Deed/Vote to approve the sale of lots No. 258 & 259, [Forest Ave. South] [Sandra Beccia -2 full graves]

- Copy of cemetery deed

G. Annual Town Election [May 19, 2020] / Vote to give notice to the Town Clerk to place vacancies from elected boards on the Town Election Warrant

- Copy of memo dated February 10, 2020 to BOS and Town Mgr. from Sharon Susienka listing the vacancies for Boards and Committees that will appear on the Annual Town Election warrant

H. Town Manager's Employment Agreement/Vote to provide notice to Town Manager of intent to renew

- No Documentation

I. Presidential Primary [March 3, 2020]/Vote to sign the warrant

- Copy of Presidential Primary warrant

VI. DISCUSSIONS:

J. Fire Station Project Update

- PowerPoint presentation can be viewed at:

https://ddf6af6a-7745-45d5-9ba20e578ce1623a.filesusr.com/ugd/71e575_571...

VII. TOWN MANAGER'S REPORT

- Copy of report

VIII. SELECTMEN'S CONCERNS/No documentation

IX. ITEMS FOR FUTURE AGENDA/None

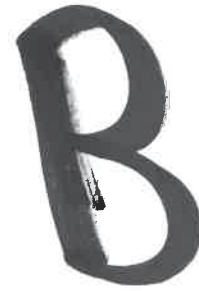
X. CORRESPONDENCE/None

XI. EXECUTIVE SESSION/None



Adam D. Gaudette
Town Manager

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



September 2, 2020

To: Abutters
National Grid – Wendy Paluch (wendy.paluch@nationalgrid.com)
Verizon New England, Inc. – Albert Bessette, Mgr. - Rights of Way (albert.e.bessette.jr@verizon.com)
Syncarpha Capital, LLC - Brian Thumpayil, Assistant Project Manager (brian.thumpayil@syncarpha.com)

NOTICE

In conformity with the requirements of Section 22 of Chapter 166 of the General Laws (Ter. Ed.) you are hereby notified that a **Public Hearing** has been scheduled for **Monday, September 14, 2020 at 7:05 PM**, at the virtual Northbridge Board of Selectmen's meeting using zoom, (further details on attending the zoom meeting can be found online at <https://www.northbridgemass.org/>, under the calendar tab of the homepage or by calling the Town Manager's office), based upon the petition of National Grid and Verizon New England, Inc., to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Companies may deem necessary to be owned and used in common by your petitioners, in the following public way or ways:

10-175 Puddon Street/P0-50, P1-50, P2-50, P3-50, P5-50, P6-50, P7-50, P8-50, P10, P11, P12:

Puddon Street-- National Grid to install 11 JO Pole on Puddon Street – Petition sketch for installation of anchor and new poles on Puddon Street

Wherefore they pray that after due notice and hearing as provided by law, they be granted joint or identical locations for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as they may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked--

MASSACHUSETTS ELECTRIC COMPANY AND VERIZON NEW ENGLAND, INC.

Plan No. 25436839, dated June 18, 2020

NORTHBRIDGE BOARD OF SELECTMEN
Russell Collins, Clerk

Melissa Ciaramitaro

From: Jim Shuris
Sent: Friday, August 28, 2020 7:28 AM
To: Melissa Ciaramitaro; Jamie Luchini
Cc: Sharon Susienka
Subject: Re: National Grid Pole Petition - Puddon Street

Melissa:

Based on our meeting/discussions yesterday and your attached documents - I have no concerns.

Jim Shuris

James Shuris, P.E., MBA
Director of Public Works & Town Engineer
Town of Northbridge
P.O. Box 88
11 Fletcher Street
Northbridge, MA 01588
Tel. No. (508) 234-0816
Fax. No. (508) 234-0807

From: Melissa Ciaramitaro <mciamitaro@northbridgemass.org>
Sent: Thursday, August 27, 2020 10:08 AM
To: Jim Shuris <jshuris@northbridgemass.org>; Jamie Luchini <jluchini@northbridgemass.org>
Cc: Sharon Susienka <:ssusienka@northbridgemass.org>
Subject: National Grid Pole Petition - Puddon Street

Good morning Jim,

Could you please review and let us know if you have any issues. We plan to proceed on the September 14th Selectmen's meeting and will need to get notices out by the first week of September.

Thank you

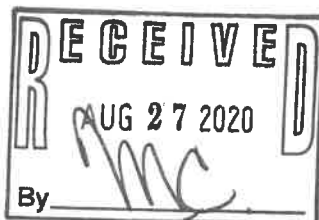
Melissa Ciaramitaro, Sr. Adm. Asst./HR. Asst.
Town Manager's Office
Town of Northbridge
7 Main Street Whitinsville, MA 01588
Phone: 508-234-2095 Ext. 1202

Monday: 8:30 AM ~ 7 PM
Tuesday ~Thursday: 8:30 AM~ 4:30 PM
Friday: 8:30 AM ~1 PM

Town Copy

nationalgrid

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



July 1, 2020

To whom it may concern:

Enclosed please find a petition of NATIONAL GRID and VERIZON NEW ENGLAND INC., covering joint NATIONAL GRID-VERIZON NEW ENGLAND pole locations

If you have any questions regarding this permit, please contact Wendy Paluch:

401-784-4267
wendy.paluch@nationalgrid.com
280 Melrose Street 3rd Floor, Providence, RI 02907

Please notify Ms. Paluch of the hearing date / time.

If this petition meets with your approval, please return an executed copy to each of the above-named Companies.

Very truly yours,

A handwritten signature in black ink that reads "Robert Leonida".

Robert Leonida, Engineering
Supervisor, Distribution Design

Enclosures

PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS

July 1st, 2020

To the Board of Selectmen
of the Town of Northbridge, Massachusetts

MASSACHUSETTS ELECTRIC COMPANY and VERIZON NEW ENGLAND, INC.

request permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Companies may deem necessary to be owned and used in common by your petitioners, in the following public way or ways:

Puddon St

Petition sketch for installation of anchor and new poles on Puddon St

Wherefore they pray that after due notice and hearing as provided by law, it be granted joint or identical locations for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as they may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked: **MASSACHUSETTS ELECTRIC COMPANY and VERIZON NEW ENGLAND, INC.**

Plan No. 25436839 Dated: 6/18/2020

Also for permission to lay and maintain underground laterals, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioners agree to reserve space for one cross arm at a suitable point on each of said poles for the fire, police, telephone and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

MASSACHUSETTS ELECTRIC COMPANY

By: Robert Leonick
Manager of Distribution Design

VERIZON NEW ENGLAND, INC.

By: Albert E. Bessette
~~Daryl Crossman~~ Manager, R.O.W.
Albert E. Bessette

ORDER FOR JOINT OR IDENTICAL POLE LOCATIONS

July 1st, 2020

By the Board of Selectmen
of the Town of Northbridge, Massachusetts

Notice having been given and public hearing held, as provided by law, **IT IS HEREBY ORDERED:**
that **MASSACHUSETTS ELECTRIC COMPANY and VERIZON NEW ENGLAND, INC.** be and they are hereby granted joint or identical locations for and permission to erect and maintain poles and wires to be placed thereon, together with such sustaining and protecting fixtures as said Companies may deem necessary, in the public way or ways hereinafter referred to, as requested in petition of said Companies dated the **1st day of July 2020**

All construction under this order shall be in accordance with the following conditions:-

Poles shall be of sound timber, and reasonably straight, and shall be set substantially at the points indicated upon the plan marked— filed with this order
Plan No. **25436839** Dated: **6/18/2020**

There may attached to said **MASSACHUSETTS ELECTRIC COMPANY** not to exceed twenty wires and by said **VERIZON NEW ENGLAND, INC.** not to exceed forty wires and four aerial cables, and all of said wires and cables shall be placed at a height of not less than eighteen feet from the ground.

The following are the public ways or parts of ways along which the poles above referred to may be erected, and the number of poles which may be erected thereon under this order:--

Puddon St

Petition sketch for installation of anchor and new poles on Puddon St

Also for permission to lay and maintain underground laterals, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

I hereby certify that the foregoing order was adopted at a meeting of the Board of Selectmen of the Town of Northbridge, Massachusetts held on the _____ day of _____

Clerk of Selectmen

Received and entered in the records of location orders of the Town of Northbridge, Massachusetts

Book: _____ Page: _____

Town Clerk

We hereby certify that on _____, at _____ o'clock, _____ M.
at _____ a public hearing was held on the petition of the
MASSACHUSETTS ELECTRIC COMPANY and VERIZON NEW ENGLAND, INC.

for permission to erect the poles, wires, cables, fixtures and connections described in the order herewith recorded, and that we mailed at least seven days before said hearing a written notice of the time and place of said hearing to each the owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the Companies are permitted to erect poles, wires, cables, fixtures and connections under said order. And that thereupon said order was duly adopted.

Selectmen of the Town of

Northbridge, Massachusetts

CERTIFICATE

I hereby certify that the foregoing is a true copy of a joint location order and certificate of hearing with notice adopted by the Board of Selectmen of the Town of Northbridge, Massachusetts, on the _____ day of _____ recorded with the records of location orders of said Town, Book _____, Page _____.









This certified copy is made under the provisions of Chapter 166 of General Laws and any additions thereto or amendments thereof.

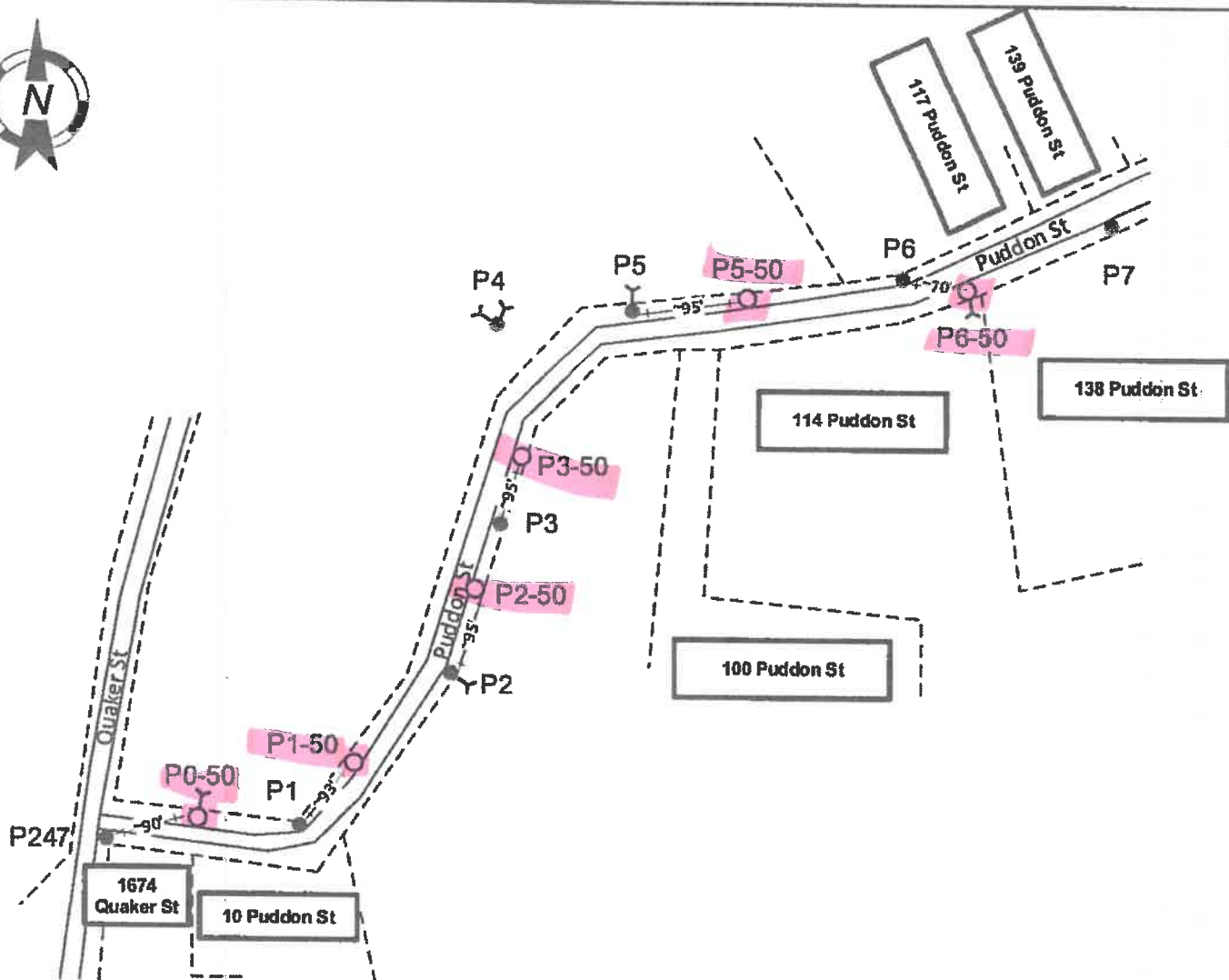
Attest: _____
Town Clerk

**PETITION SKETCH
TOWN OF NORTHBRIDGE
WORCESTER COUNTY**



LEGEND

-  Existing JO Pole
-  Proposed JO Pole
-  Proposed SO Pole
-  Existing SO Pole
-  Customer Pole
-  Proposed SO Anchor
-  Proposed JO Anchor
-  Proposed Push Brace



nationalgrid

Petition Sketch for Installation of Anchor and New Poles
on Puddon St, Northbridge, MA



Designer: Chamberlain Egbunike
ControlPoint Technologies, Inc.
200 Ledgewood Place, Rockland, MA 02370
781-423-3076

The exact location of said facilities to be established by and upon the installation and erection of the facilities thereof.

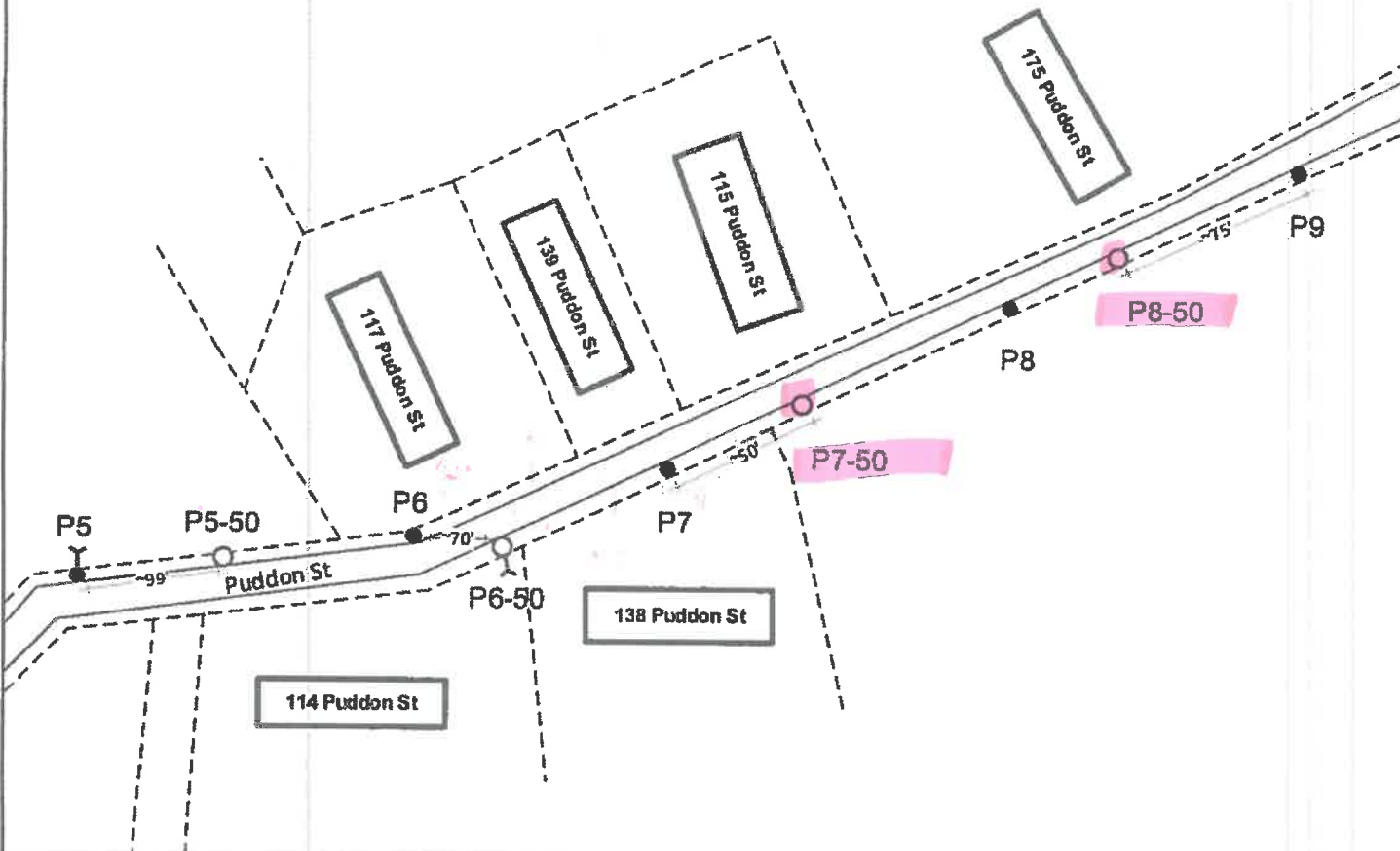
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PETITION SKETCH
TOWN OF NORTHBRIDGE
WORCESTER COUNTY

LEGEND

- Existing JO Pole
- Proposed JO Pole
- ✕ Proposed SO Pole
- ⊗ Existing SO Pole
- ⊙ Customer Pole
- └ Proposed SO Anchor
- ⇨ Proposed JO Anchor
- ⇩ Proposed Push Brace



nationalgrid

Petition Sketch for Installation of Anchor and New Poles
on Puddon St, Northbridge, MA



Designer: Chamberlain Egbunike
ControlPoint Technologies, Inc.
200 Ledgewood Place, Rockland, MA 02370
781-423-3076

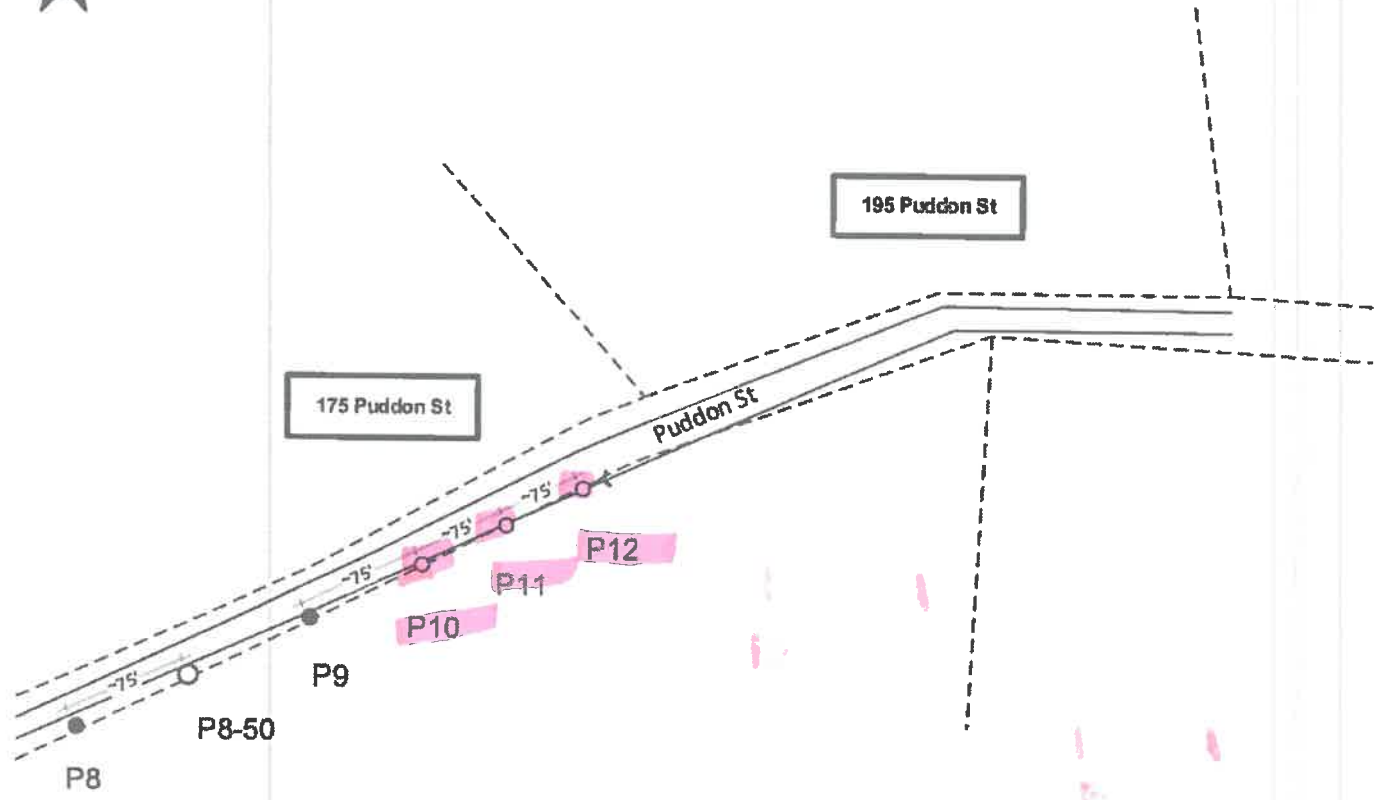
Drawn By:
CE

WR # 25436839

DATE
06/18/2020

The exact location of said facilities to be established by and upon the installation and erection of the facilities thereof.

**PETITION SKETCH
TOWN OF NORTHBRIDGE
WORCESTER COUNTY**



LEGEND

- Existing JO Pole
- Proposed JO Pole
- × Proposed SO Pole
- ⊗ Existing SO Pole
- ⊙ Customer Pole
- └ Proposed SO Anchor
- ➔ Proposed JO Anchor
- ⇐ Proposed Push Brace

nationalgrid

Petition Sketch for Installation of Anchor and New Poles
on Puddon St, Northbridge. MA

ControlPoint
TECHNOLOGIES

Designer: Chamberlain Egbunike
ControlPoint Technologies, Inc.
200 Ledgewood Place, Rockland, MA 02370
781-423-3076

Drawn By: CE	WR # 25436839	DATE 06/18/2020
-----------------	---------------	--------------------

The exact location of said facilities to be established by and upon the installation and erection of the facilities thereof.



TOWN OF NORTHBRIDGE
APPLICATION FOR TEMPORARY EXPANSION OF OUTDOOR DINING

This Expansion Application is in response to the June 1, 2020 Order Governor Charlie Baker issued regarding reopening establishments for outdoor table service only. Indoor service will remain prohibited until further order by the Governor. Please be aware that all expanded premises approved pursuant to this Order are only effective through November 1, 2020 or until the Order is rescinded, whichever is sooner and *revert to your original licensed premises*.

Business Name: D & Ng Inc. (King Jade Rest.)

Business Address: 1229 Providence Rd.

Business Phone: 508-234-5968 ABCC License #: 090400639

Manager (if applicable, name on ABCC license): Nathan Ng

Manager Cellular #: 617-331-6638 Email: Nangng88@yahoo.com

Do you own or rent property: Rent Own

Days & Hours of Operation: Monday - Wednesday 11:30am - 10 P.M., Thursday - Sat 11:30 AM - 12 Midn. ght

Application must have a lease or documents that show for the right to occupy the proposed Expansion area. If not, Business must submit a letter with owner approval.

Detailed description of Expansion: See Chart

Drawing of the Expansion (by hand or computer) must be attached to application.

Number of tables: 3 tables Number of chairs: 12 - 15

Expansion Dimensions: 2' x 8'

Will Tent(s)/Canopy be installed: Yes No

If Yes, provide dimensions: _____

*Note: Walls can be no greater than 50% of the wall area

Expansion area must be enclosed by a fence, rope, or other means to prevent access from public walkway. Please describe:

Submit this completed and signed form to the Northbridge Town Manager's Office, or email to mciamitaro@northbridgemass.org

Parking Lot



King Jade Rest.

Jube's

NTM License Slips

Row 1

Current Status On September 14th Agenda

Done

License ID: NTM#16109

License Type: Temporary Outdoor Seating W/Alcohol

Description: D & Ng Inc. dba King Jade Restaurant, located at 1229 Providence Road is looking to obtain a temporary outdoor seating license. Attached is the application

Business: D & Ng Inc. dba King Jade

Applicant: Nathan Ng

Address: 1229 Providence Road

Approval Target 09/09/20

Slip Started on: 08/24/20 4:45 PM

PLANNING Approve:

PLANNING Comments: N/A -not applicable

POLICE Approve:

POLICE Comments:

FIRE Approve:

FIRE Comments:

BUILDING ZONING Approve:

BUILDING ZONING Comments:

CONSERVATION Approve:

CONSERVATION N/A

Comments:

HEALTH
Approve:

HEALTH
Comments: COVID-19 protocols have been reviewed with applicant.

ASSESSORS
Approve:

ASSESSORS
Comments:

TREASURER
COLLECTOR
Approve:

TREASURER
COLLECTOR
Comments: Outstanding persona property tax for FY 2020 as of today \$52.46

E

No fee

THE COMMONWEALTH OF MASSACHUSETTS
TOWN OF NORTHBRIDGE

APPLICATION FOR A ONE-DAY WEEKDAY ENTERTAINMENT
LICENSE

TO THE LICENSING AUTHORITIES:

The undersigned hereby applies for a License in accordance with the provisions of the Statutes relating thereto
(FULL NAME OF PERSON, FIRM OR CORPORATION MAKING APPLICATION):

George Washington Warren Memorial Community Association dba Whitin Community Center

TO: Obtain a One-day Entertainment License for:

Type: (Check all that apply):			<input type="checkbox"/> Concert	<input checked="" type="checkbox"/> Dance	<input type="checkbox"/> Exhibition	<input type="checkbox"/> Cabaret Public Show
			<input type="checkbox"/> Live band	<input checked="" type="checkbox"/> Other: <u>AT</u>		
Includes:	<input checked="" type="checkbox"/> Dancing by patrons	<input type="checkbox"/> Dancing by entertainers or performers	<input type="checkbox"/> Recorded music			
	<input checked="" type="checkbox"/> Live music	<input checked="" type="checkbox"/> Amplification System	<input type="checkbox"/> Floor show			
	<input type="checkbox"/> Light show	<input type="checkbox"/> Theatrical exhibition, play or moving picture show	<input type="checkbox"/> Other dynamic audio or visual show (whether live or recorded)			
			<input checked="" type="checkbox"/> INDOOR	<input type="checkbox"/> OUTDOOR	<input type="checkbox"/> BOTH	

GIVE LOCATION BY STREET AND NUMBER:

AT: Whitin Community Center * Gala
in said Town of Northbridge in accordance with the rules and regulations made under authority of said Statutes. Saturday, April 21, 2021

ON: (date and time) * May 2, 2020, 6:30-10:30pm

Heather Carter
(Signature of Applicant)

Print Name: Heather Carter

Address: 60 Main St.

City: Waltham

State, Zip: MA, 01588

Phone: 508.234.8184 x112

Email: Heather.Carter@argym.org

Received:	<u>2/25/20</u>	<u>9:32</u>
	(Date)	(Time)
Agenda:	<u>March 9, 2020</u>	

Date License Granted

**Please note a separate application is needed for a one-day Sunday Entertainment



The Commonwealth of Massachusetts
 Department of Industrial Accidents
 Office of Investigations
 600 Washington Street
 Boston, MA 02111
 www.mass.gov/dia

If you carry Workers Comp. Insurance, you must provide proof to the Town in the form of a Certificate of Insurance.

Workers' Compensation Insurance Affidavit: General Businesses

Applicant Information

Please Print Legibly

Business/Organization Name: G.M. Whitin Memorial Community Association Inc.

Address: 100 Main St.

City/State/Zip: Whitinsville, MA 01588 Phone #: 508-234-8184

Are you an employer? Check the appropriate box:

- 1. I am an employer with 116 employees (full and/or part-time).*
- 2. I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required]
- 3. We are a corporation and its officers have exercised their right of exemption per c. 152, §1(4), and we have no employees. [No workers' comp. insurance required]**
- 4. We are a non-profit organization, staffed by volunteers, with no employees. [No workers' comp. insurance req.]

Business Type (required):

- 5. Retail
- 6. Restaurant/Bar/Eating Establishment
- 7. Office and/or Sales (incl. real estate, auto, etc.)
- 8. Non-profit
- 9. Entertainment
- 10. Manufacturing
- 11. Health Care
- 12. Other _____

*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.

**If the corporate officers have exempted themselves, but the corporation has other employees, a workers' compensation policy is required and such an organization should check box #1.

I am an employer that is providing workers' compensation insurance for my employees. Below is the policy information.

Insurance Company Name: Amtrust North America, Inc. (Technology Insurance Co.)

Insurer's Address: P.O. Box 6939

City/State/Zip: Cleveland, OH 44101-1939

Policy # or Self-ins. Lic. # TWC3682618 Expiration Date: 12/31/2020

Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date).

Failure to secure coverage as required under Section 25A of MGL c. 152 can lead to the imposition of criminal penalties of a fine up to \$1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to \$250.00 a day against the violator. Be advised that a copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

I do hereby certify, under the pains and penalties of perjury that the information provided above is true and correct.

Signature: Matthew Saw Date: February 24, 2020

Phone #: 508-234-8184 x112

Official use only. Do not write in this area, to be completed by city or town official.

City or Town: Northbridge Permit/License # _____

Issuing Authority (circle one):

- 1. Board of Health
- 2. Building Department
- 3. City/Town Clerk
- 4. Licensing Board
- 5. Selectmen's Office
- 6. Other _____

Contact Person: Melissa Wetherbee Phone #: 508-234-2095

NTM License Slips

Row 13

Current Status *On Agenda 3.9.20*

Done

License ID: *NTM#16097*

License Type: *One-Day Weekday Entertainment License*

Description: *Whitin Community Center is requesting a one-day weekday entertainment application for their Gala event scheduled on May 2, 2020 from 6:30PM - 10:30PM in foors at the Whitin Community Center*

Business: *Whitin Community Center*

Applicant: *Heather Elster*

Address: *60 Main Street*

Approval Target *03/05/20*

Slip Started on: *02/25/20 5:15 PM*

PLANNING Approve:

PLANNING Comments: *N/A -not applicable*

POLICE Approve:

POLICE Comments:

FIRE Approve:

FIRE Comments:

BUILDING ZONING Approve:

BUILDING ZONING Comments:

CONSERVATION Approve:

CONSERVATION N/A
Comments:

HEALTH
Approve:

HEALTH
Comments: *Any food service planned for this event will require a One-Day Food Permit from the Board of Health*

ASSESSORS
Approve:

ASSESSORS
Comments:

TREASURER COLLECTOR
Approve:

TREASURER COLLECTOR
Comments:

Melissa Ciaramitaro

From: Christine Guanipa <littlemanoriginals@yahoo.com>
Sent: Tuesday, September 08, 2020 12:34 PM
To: Melissa Ciaramitaro
Cc: jessie@schotanusdesigncenter.com
Subject: Shop Small 01588 Bulletin + Banner request



Hello Melissa

I am writing on behalf of Shop Small 01588 to request signage in the Town bulletin board as well as a street banner .

Bulletin Board Requested Dates : Monday November 23 - Monday November 30

Please list the following :

Shop Small 01588

Passport Shopping Event

November 28- December 5

Town wide

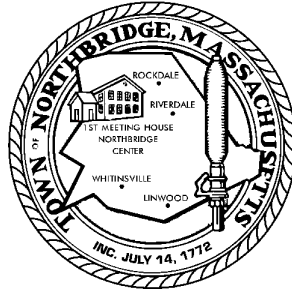
We would also like to request to have a banner hung running November 22- December 6 .

Please confirm receipt of email .

Thank you for your help ,

Christine + Jessie

[Sent from Yahoo Mail for iPhone](#)



NORTHBRIDGE BOARD OF SELECTMEN

-PUBLIC MEETING NOTICE-

The Board of Selectmen, as part of its regularly scheduled meeting of **Monday, September 14, 2020** shall consider its Vote to Layout Hannah Drive (Carpenter Estates subdivision), in conjunction with street acceptance considerations at the 2020 Fall Annual Town Meeting (October 27, 2020).

Copy of Layout/Street Acceptance Plan (& legal description) is on file with the Office of the Town Clerk, 7 Main Street (Northbridge Memorial Town Hall) and with Planning, 14 Hill Street (Aldrich School -Town Hall Annex) and may be reviewed during posted office hours or via online at northbridgema.org/planning-board.

The purpose of this meeting is to provide opportunity for public comment; anyone wishing to be heard may submit comments directly to Community Planning & Development at planning@northbridgema.org in advance of the meeting or participate during the scheduled public meeting (ZOOM Meeting ID/Passcode to be included on posted Agenda).

Adam D. Gaudette
Northbridge Town Manager

Cc:	Town Clerk DPW Director /File	Town Manager/BOS DPW-Highway	Property Owners/Abutters DPW-Sewer	Developer/Engineer WWC	NFD
-----	-------------------------------------	---------------------------------	---------------------------------------	---------------------------	-----



TOWN OF NORTHBRIDGE
PLANNING BOARD
7 MAIN STREET
WHITINSVILLE, MASSACHUSETTS 01588

G.

PHONE: (508) 234-2447

FAX: (508) 234-0821

September 09, 2020

Alicia M. Cannon, Chair
NORTHBRIDGE BOARD OF SELECTMEN
Town of Northbridge
7 Main Street, Whitinsville, MA 01588

RE: STREET ACCEPTANCE –HANNAH DRIVE (CARPENTER ESTATES)
Recommendation –Vote to Layout

Board of Selectmen:

Please be advised, at its meeting of Tuesday, September 08, 2020, the Planning Board, upon motion duly made and seconded voted (4-0) **TO RECOMMEND THE LAYOUT OF HANNAH DRIVE** in conjunction with street acceptance considerations at the 2020 Fall Annual Town Meeting. In making its determination the Planning Board reviewed the overall status of the Carpenter Estates subdivision with the Developer, Planning Board Consultant and property owners in attendance.

The Planning Board shall offer its recommendation on the Street Acceptance Article (Art. #3) at its meeting of Tuesday, September 22, 2020. Based upon discussions had and reports received Planning does not anticipate any issues with the Planning Board offering a positive recommendation for street acceptance at this time.

Please find enclosed for your records, layout plan entitled "Road Acceptance Plan of Hannah Drive" prepared by Turning Point Engineering, Inc. dated August 12, 2020 [consisting of 7 sheets] and (draft) Quitclaim Deed. A copy of plan and conveyance document have been provided to Town Counsel for review.

It is the understanding of Planning the "open space" within the Carpenter Estates subdivision (Parcels A & B - totally ±43 acres) is also to be conveyed (by gift) to the Town (Conservation Commission).

Should you require additional information or have any questions please contact the Planning Office.

Sincerely,

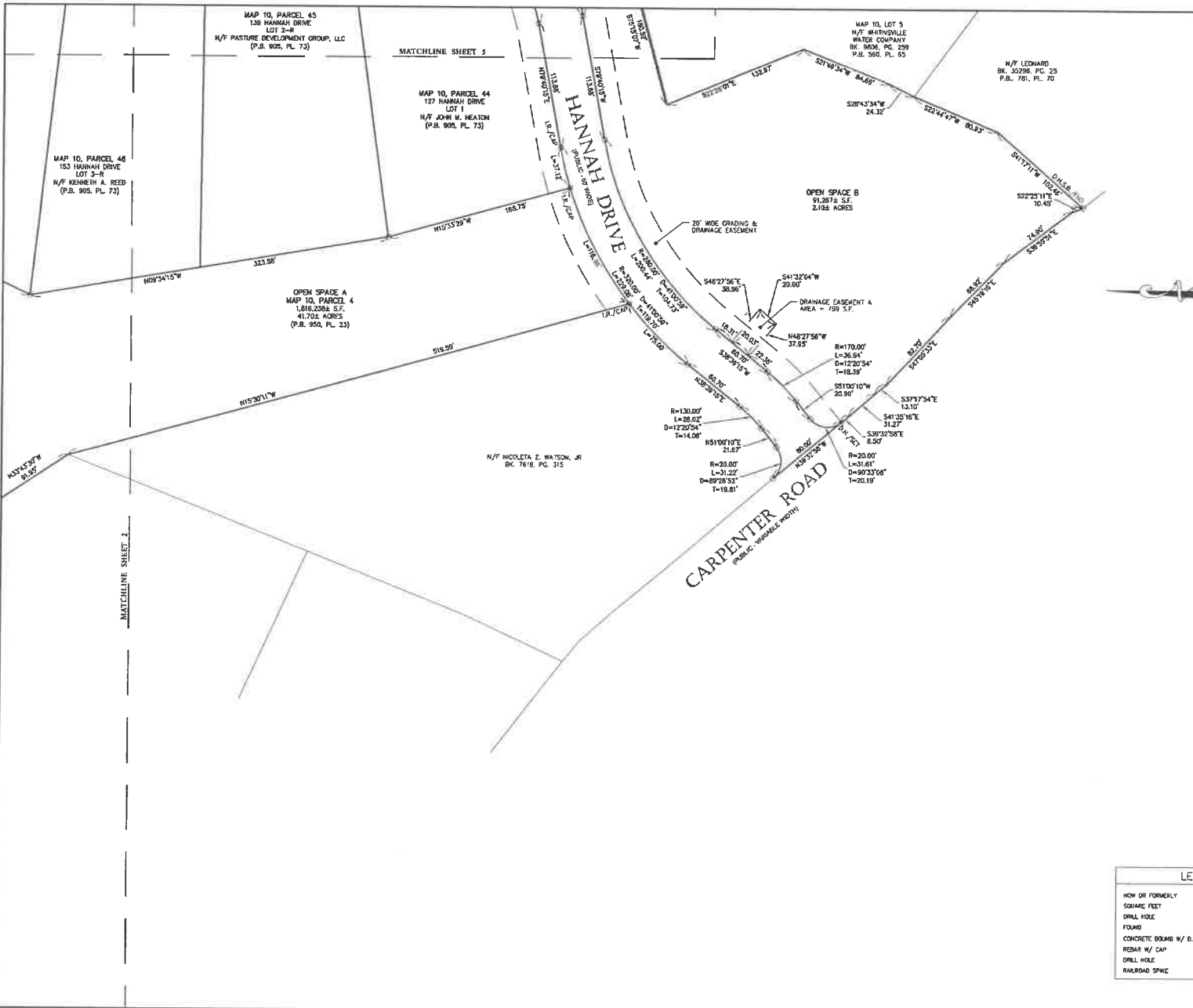
R. Gary Bechtholdt II
Northbridge Town Planner

Cc: Town Clerk
J. Shuris, DPW Director

Town Manager
Conservation Commission

Pasture Development Group, LLC
Town Counsel /File

\\1057-NORTHBRIDGE-HANNAH DRIVE-DRAWING-1057-ROAD ACCEPTANCE- 08-13-20 @ 3:45 AM - LAYOUT ROAD ACCEPTANCE - 842



TURNING POINT ENGINEERING
CIVIL SITE DESIGN
P.O. Box 969 • Milford, MA 01757
P. 508.381.4519 F. 508.381.4514
www.turningpoint.com

APPROVAL BY NORTHBRIDGE PLANNING BOARD

FOR REGISTRY USE ONLY

BEING A MAJORITY DATE: _____

NORTHBRIDGE BOARD OF SELECTMEN

BEING A MAJORITY DATE: _____

ATTEST: _____ TOWN CLERK

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THE PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF THE STREETS AND WAYS SHOWN ARE MADE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR NEW WAYS ARE SHOWN.

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS AND IN COMPLIANCE WITH THE RULES AND REGULATIONS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS. THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION OF THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.

REV.	DATE	DESCRIPTION

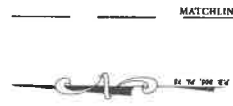
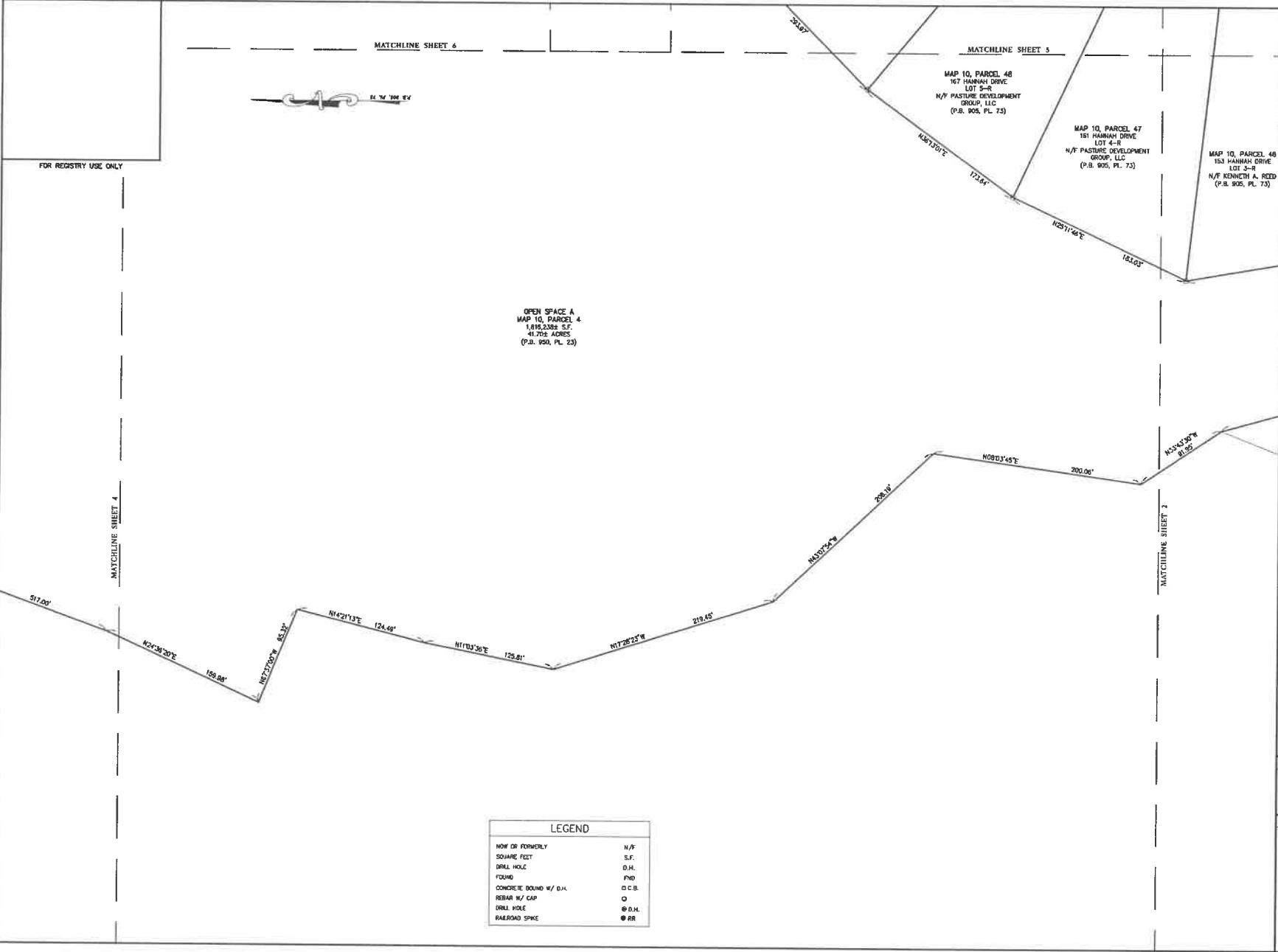
PROJECT NO.	TPC-1057
DESIGNED BY	RB
CHECKED BY	RB
DATE	AUGUST 12, 2020
CAD FILE	N:\1057-ROAD ACCEPTANCE.dwg
PLAN NO.	L-217




SHEET TITLE

ROAD ACCEPTANCE PLAN
OF
HANNAH DRIVE
IN
NORTHBRIDGE, MA
OWNED BY
THE PASTURE DEVELOPMENT GROUP, LLC
SHEET 2 OF 7

H:\1057-NORTHBRIDGE-ROAD\1057-ROAD ACCEPTANCE.DWG 08-13-20 8:38:05 AM - LAYOUT ROAD ACCEPTANCE - 543



LEGEND	
NOW OR FORMERLY	N/F
SQUARE FEET	S.F.
DRILL HOLE	D.H.
FOUND	FD
CONCRETE BOUND W/ D.H.	C.C.B.
REBAR W/ CAP	○
DRILL HOLE	● D.H.
RAILROAD SPIKE	● RR



TURNING POINT ENGINEERING
CIVIL SITE DESIGN

P.O. Box 966 - Northbridge, MA 01527
PHONE 508.413.4108 FAX 508.472.0189
www.turningpoint.com

APPROVAL BY NORTHBRIDGE PLANNING BOARD

BEING A MAJORITY DATE: _____

NORTHBRIDGE BOARD OF SELECTMEN

BEING A MAJORITY DATE: _____

ATTEST: _____
TOWN CLERK


I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THE PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR NEW WAYS ARE SHOWN.

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS AND IN COMPLIANCE WITH THE RULES AND REGULATIONS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS. THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION OF THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.

REV.	DATE	DESCRIPTION

PROJECT NO. TP-1057
DESIGNED BY TRB
CHECKED BY BY
DATE AUGUST 12, 2020
CAD FILE H:\1057-ROAD ACCEPTANCE.dwg
PLAN NO. L-217

GRAPHIC SCALE

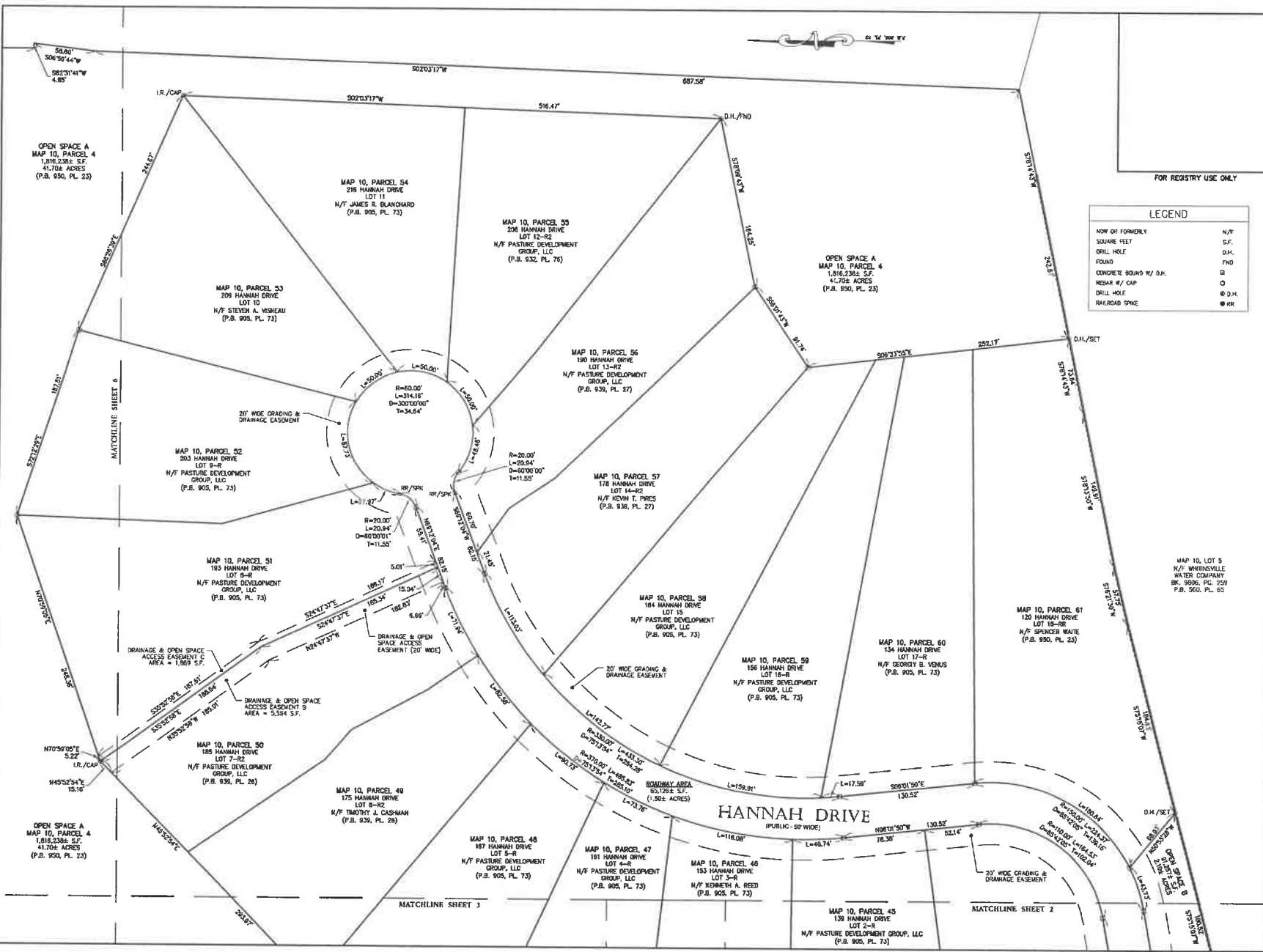


1 inch = 40 feet

SHEET TITLE

**ROAD ACCEPTANCE PLAN
OF
HANNAH DRIVE
NORTHBRIDGE, MA
OWNED BY
THE PASTURE
DEVELOPMENT GROUP, LLC
SHEET 3 OF 7**

\A:\022-NORTHBRIDGE-HANNAH DRIVE\MAP 10\NORTHBRIDGE ROAD ACCEPTANCE.DWG 08-27-25 10:24:37 AM - LAYOUT FROM ACCEPTANCE - 305



TURNING POINT ENGINEERING
 CIVIL SITE DESIGN
 P.O. Box 999 • Northbridge, MA 01547
 P:508.881.1414 F:508.841.4148
 www.turningpointeng.com

APPROVAL BY NORTHBRIDGE PLANNING BOARD

FOR REGISTRY USE ONLY

LEGEND

NEW OR FORMERLY	N/F
SQUARE FEET	S.F.
DRILL HOLE	D.H.
FOUND	FND
CONCRETE BOARD W/ D.H.	D
REBAR W/ CAP	○
DRILL HOLE	⊙ D.H.
RAILROAD SPIKE	⊙ RR

BEING A MAJORITY DATE: _____

NORTHBRIDGE BOARD OF SELECTMEN

BEING A MAJORITY DATE: _____

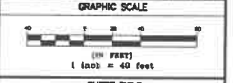
ATTEST: _____
 TOWN CLERK

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THE PLAN ARE THE LINES DETERMINED BY THE RECORDS OF THE COMMISSIONERS OF MASSACHUSETTS AND IN COMPLIANCE WITH THE RULES AND REGULATIONS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS. THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE RECORDS OF DEEDS AND IS NOT A CERTIFICATION OF THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.

MAP 10, LOT 5
 N/F WHITINSVILLE WATER COMPANY
 BR. 9006, PL. 229
 P.B. 950, PL. 65

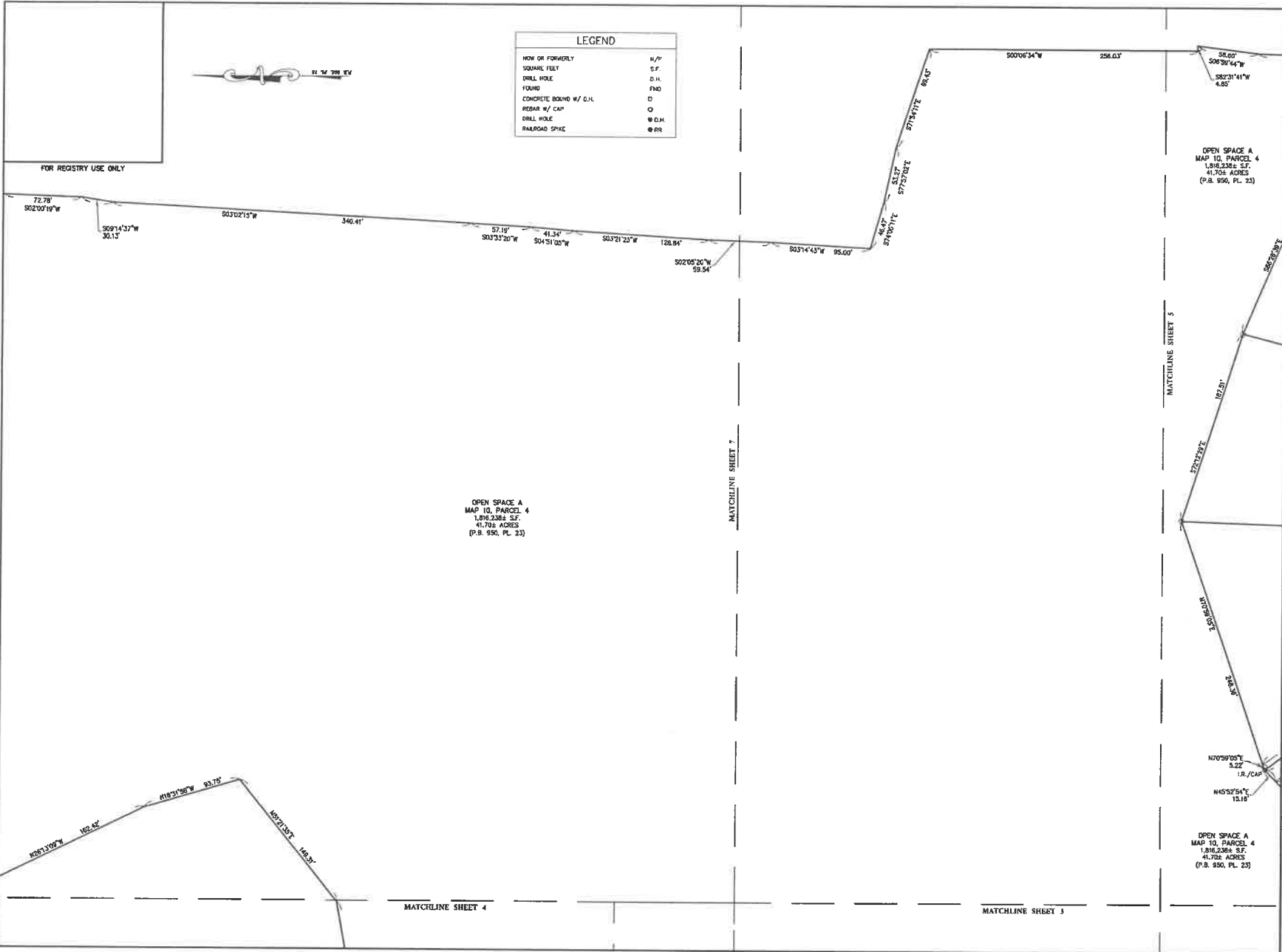
REV.	DATE	DESCRIPTION

PROJECT NO.	TRP-1057
DESIGNED BY	TRB
CHECKED BY	DN
DATE	AUGUST 12, 2020
CAD FILE	N:\1057-ROAD ACCEPTANCE.dwg
PLAN NO.	L-217



SHEET TITLE
 ROAD ACCEPTANCE PLAN
 OF
 HANNAH DRIVE
 IN
 NORTHBRIDGE, MA
 OWNED BY
 THE PASTURE
 DEVELOPMENT GROUP, LLC
 SHEET 5 OF 7

R:\1057-NORTHBRIDGE-HANNAH DRIVE-ROAD ACCEPTANCE\DWG\1057-ROAD ACCEPTANCE.DWG 08-13-20 6:37:58 AM - LAYOUT ROAD ACCEPTANCE - SHEET 6



LEGEND	
HOW OR FORMERLY	N/P
SQUARE FEET	S.F.
DRILL HOLE	D.H.
FIND	FND
CONCRETE BOUND W/ D.H.	□
RESAR W/ CAP	○
DRILL HOLE	⊙ D.H.
RAILROAD SPIKE	⊙ RR

FOR REGISTRY USE ONLY

OPEN SPACE A
MAP 10, PARCEL 4
1,816,238± S.F.
41,706 ACRES
(P.B. 950, PL. 23)

OPEN SPACE A
MAP 10, PARCEL 4
1,816,238± S.F.
41,706 ACRES
(P.B. 950, PL. 23)

OPEN SPACE A
MAP 10, PARCEL 4
1,816,238± S.F.
41,706 ACRES
(P.B. 950, PL. 23)

TURNING POINT ENGINEERING
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P.O. Box 969 • Milford, MA 01757
PH: 978.265.7100 FAX: 978.265.7109
www.turningpoint.com

APPROVAL BY NORTHBRIDGE PLANNING BOARD

BEING A MAJORITY DATE: _____

NORTHBRIDGE BOARD OF SELECTMEN

BEING A MAJORITY DATE: _____

ATTEST: _____
TOWN CLERK

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THE PLAN ARE THE LINES SHOWING EXISTING OWNERSHIP AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR NEW WAYS ARE SHOWN.

THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS AND IN CONFORMANCE WITH THE RULES AND REGULATIONS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS. THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTER OF DEEDS AND IS NOT A CERTIFICATION OF THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.

REV.	DATE	DESCRIPTION

PROJECT NO. IPE-1057
DESIGNED BY JRB
CHECKED BY BW
DATE AUGUST 12, 2020
CAD FILE R:\1057-ROAD ACCEPTANCE.dwg
PLAN NO. L-217

GRAPHIC SCALE
1 inch = 40 feet

SHEET TITLE
**ROAD ACCEPTANCE PLAN
OF
HANNAH DRIVE
IN
NORTHBRIDGE, MA
OWNED BY
THE PASTURE
DEVELOPMENT GROUP, LLC
SHEET 6 OF 7**

QUITCLAIM DEED

Pasture Development Group, LLC, a Massachusetts Limited Liability Company with a usual place of business located at 287 Chancy Street, C-100, Mansfield, Massachusetts

For consideration paid and in full consideration of LESS THAN ONE HUNDRED and 00/100 (\$100.00) DOLLARS

Grants to **Town of Northbridge, a Massachusetts Municipal Corporation**

of 7 Main Street, Whitinsville, Massachusetts 01588

WITH QUITCLAIM COVENANTS

The land in Northbridge, Worcester County, Massachusetts which is shown as a roadway known as Hannah Drive on a Plan of Land entitled "Road Acceptance Plan of Hannah Drive in Northbridge, Ma, Owned by The Pasture Development Group LLC" dated August 12, 2020 and prepared by Turning Point Engineering, which Plan is recorded with the Worcester District Registry of Deeds in Plan Book , Plan and is more particularly bounded and described as follows:

Beginning at a drill hole in a concrete bound on the northerly sideline of Hannah Drive and the easterly sideline of Carpenter Road;

Thence with a curve turning to the left with an arc length of 31.22', with a radius of 20.00', to a drill hole in a concrete bound;

Thence N 51°00'10" E a distance of 21.67' to a drill hole in a concrete bound;

Thence with a curve turning to the left with an arc length of 28.02', with a radius of 130.00', to a drill hole in a concrete bound;

Thence N 38°39'15" E a distance of 60.70' to a drill hole in a concrete bound;

Thence with a curve turning to the right with an arc length of 75.00', with a radius of 320.00', to an iron rod;

Thence with a compound curve turning to the right with an arc length of 116.96', with a radius of 320.00', to an iron rod;

Thence with a compound curve turning to the right with an arc length of 37.12', with a radius of 320.00', to a drill hole in a concrete bound;

Thence N 79°40'15" E a distance of 113.68' to a drill hole in a concrete bound;

Thence with a compound curve turning to the left with an arc length of 164.53', with a radius of 110.00', to a drill hole in a concrete bound;

Thence N 06°01'50" W a distance of 130.52' to a drill hole in a concrete bound;

Thence with a compound curve turning to the right with an arc length of 485.83', with a radius of 370.00', to a drill hole in a concrete bound;

Thence N 69°12'04" E a distance of 82.15' to a drill hole in a concrete bound;

Thence with a curve turning to the left with an arc length of 20.94', with a radius of 20.00', to a drill hole in a concrete bound;

Thence with a reverse curve turning to the right with an arc length of 27.97', with a radius of 60.00', to a railroad spike;

Thence with a compound curve turning to the right with an arc length of 314.16', with a radius of 60.00', to a drill hole in a concrete bound;

Thence with a reverse curve turning to the left with an arc length of 20.94', with a radius of 20.00', to a railroad spike;

Thence S 69°12'04" W a distance of 82.15' to a drill hole in a concrete bound;

Thence with a compound curve turning to the left with an arc length of 433.30', with a radius of 330.00', to a drill hole in a concrete bound;

Thence S 06°01'50" E a distance of 130.52' to a drill hole in a concrete bound;

Thence with a curve turning to the right with an arc length of 180.64', with a radius of 150.00', to a drill hole in a concrete bound;

Thence with a compound curve turning to the right with an arc length of 43.73', with a radius of 150.00', to a drill hole in a concrete bound;

Thence S 79°40'15" W a distance of 113.68' to a drill hole in a concrete bound;

Thence with a curve turning to the left with an arc length of 200.44', with a radius of 280.00', to a drill hole in a concrete bound;

Thence S 38°39'15" W a distance of 60.70' to a drill hole in a concrete bound;

Thence with a curve turning to the right with an arc length of 36.64', with a radius of 170.00', to a drill hole in a concrete bound;

Thence S 51°00'10" W a distance of 20.90' to a drill hole in a concrete bound;

Thence with a curve turning to the left with an arc length of 31.61', with a radius of 20.00', to a drill hole in a stone wall;

Thence N 39°32'58" W a distance of 80.00' to a drill hole in a concrete bound;

Said roadway areas=containing 65,126 square feet of land, more or less.

Together with a 20' wide easement for the perpetual operation and management of the storm drainage system as shown on said Plan.

Being a portion of the premises conveyed to the grantor in Book _____, Page _____.

See Road Acceptance attached hereto.

The conveyance of the above-captioned premises does not constitute a conveyance of all or substantially all of the assets of the Grantor in Massachusetts.

BEING a portion of the premises conveyed in that certain Deed dated November 26, 2014, recorded with the Worcester District Registry of Deeds in Book 53101, Page 92.

Executed as a sealed instrument this _____ day of _____, 2020

The Pasture Development Group, LLC

By: Mujeebuddin Ahmed, Manager

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this _____ day of _____, 2020, before me, the undersigned notary public, personally appeared Mujeebuddin Ahmed, who proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Manager of The Pasture Development Group, LLC.

Thomas J. Wickstrom, Notary Public
My Commission Expires: 10/09/2020

ACCEPTANCE

The Town of Northbridge, acting by and through its Board of Selectmen, and as approved by the vote of the Town of Northbridge Board of Selectmen on _____, 20__, hereby accepts the foregoing deed from Pasture Development Group, LLC, with respect to the land and easements described therein and recorded herewith.

TOWN OF NORTHBRIDGE
BOARD OF SELECTMEN

Approved:

Chairman

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss

On this _____ day of _____, 20__, before me, the undersigned Notary Public, personally appeared _____, who proved to me through satisfactory evidence of identification, which were _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose, as members of the Board of Selectmen of the Town of Northbridge.

Notary Public

My commission expires:



TOWN OF NORTHBRIDGE, MASSACHUSETTS
NORTHBRIDGE SAFETY COMMITTEE

James Shuris, Chairman/Director of Public Works
7 Main Street, Whitinsville, MA 01588
(508) 234-3581 jshuris@northbridgemass.org

August 5, 2020

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

HI

Dear Board of Selectmen:

The Northbridge Safety Committee met **WEDNESDAY AUGUST 5, 2020** virtually, via zoom. The following members were present: Chairman James Shuris, R. Gary Bechtholdt, Chief of Police Walter Warchol, George Murray, Peter Bedigan, Fire Chief David White, Lt. Timothy Labrie (Alternate) and Jamie Luchini (Alternate) were present. James Sheehan (Alternate) was absent.

The following members of the public were in attendance:

Rob Knapik	Bob Paxon	Bruce Williams	John Grenier	Derrick Roach	John Federico
Satir	Ron Henault	Vincent Osterman	Brian Fitzgerald	Giles Ham	Mike Honeywell

CALL MEETING TO ORDER

Co-Chairman Chief Warchol called the meeting to order at 10:03 AM.

Chairman Shuris read the Governor's order

I. APPROVAL OF MEETING MINUTES – 19 FEBRUARY 2020

Upon motion duly made (Chief Warchol) and seconded (P. Bedigan) the Safety Committee voted (6-0) to ACCEPT the meeting minutes of February 19, 2020. Abstaining were G. Bechtholdt and Lt. Labrie

Chief Warchol recommended adjusting the agenda to accommodate presenters.

II. WINSTON WOODS – PRELIMINARY SUBDIVISION PLANS:

Brian Fitzgerald (Applicant); John Ferderico (Guerriere & Halnon, Inc)

J. Federico presented the preliminary plans.

J. Shuris wanted the new adjusted grades/slopes of the roadway.

J. Federico stated that the old single road layout was at, or above, 10%. The new two road layout keeps all grades under the 7% threshold.

G. Murray questioned if there were sidewalks on both sides of the new proposed roads.

J. Federico replied, yes at this time, but feels they will be seeking a variance to eliminate one of the sidewalks. G. Bechtholdt suggested showing an eliminated sidewalk, as well as incorporation of a crosswalk on definitive plans.

Chief Warchol had concerns over increased traffic on such a narrow road, also at the Cottage Street intersection; G. Bechtholdt suggested as part of a definitive filing Safety Committee consider eliminating sidewalk along one side of the Spring Street.

G. Bechtholdt would like to see sufficient off-road parking to assist this as well.

J. Shuris wants to see adequate snow storage space at the end of the proposed Spring Street Extension.

Satir noted that all building structures will be similar in design.

J. Shuris wanted to know if the property owner street lighting plan, such as the one implemented in Carpenter Estates, could be utilized here. G. Bechtholdt believes this can be discussed at the Safety Committee at a later date when definitive plans are submitted.

G. Murray wanted to know if the waterline is sufficient for the Fire Department and for domestic use.

Chief White said that if planned looping to Pine Street takes place; flow would be fine.

There were also discussions concerning off-street parking provisions for each duplex-unit, on-street parking restrictions within the new development, sidewalks within the development, and the elimination of the existing sidewalk on the easterly side of Spring Street to maintain on-street parking and to accommodate emergency vehicles (i.e. narrow travel way).

B. Fitzgerald stated that they will comply as best as they can with all of these concerns.

Upon motion duly made (P. Bedigan) and seconded (G. Murray) the Safety Committee voted (8-0) to accept the preliminary plan, noting concerns over street lighting, slopes, sidewalks and traffic.

III. MIKE'S WAY – DEFINITIVE SUBDIVISION PLAN APPLICATION

Ron Henault (Owner); John Grenier, P.E.

J. Grenier presented the definitive plan for a proposed cul-de-sac road off of Providence Road. Included are 24' wide roadway, 4' grass strip, 5' sidewalk, Town water with two fire hydrants, 2% slope throughout, all drainage leading into an infiltration basin; and a streetlight that already exists at the intersection of Providence Road.

Waivers sought are as follows; no island in the cul-de-sac, streetlights to be changed to property owner controlled, cape cod berm throughout, except at Providence Road sweep and at catch basin locations.

J. Grenier inquired if it was a better idea to flip the sides of the proposed sidewalk.

J. Shuris suggested that within other subdivisions the "on-street parking provisions to be provided at the subdivision entrance for school bus pick-up/drop-off, where the travel way (approx. 200-feet into the development) will be widened to accommodate vehicles waiting to pick-up/drop off students and is located on the same side as the sidewalk".

Chief Warchol would like the community mailbox to located in the cul-de-sac versus at the intersection of Providence Road.

G. Bechtholdt noted that this is dictated by the postmaster.

J. Shuris reminded them that the community mailbox will have to be ADA accessible.

Chief Warchol stated he is not in favor of property owner-controlled streetlights.

P. Bedigan feels we should be following the existing streetlight policy that was established previously.

G. Murray is not in favor of a streetlight waiver.

J. Grenier pointed out that there is adequate line of sight at the Providence Road intersection, extending 900'-1000'm in both directions.

G. Bechtholdt informed the Committee that the Planning Board is currently discussing the grass strip that is located in between the road and sidewalk.

Upon motion duly made (G. Murray) and seconded (P. Bedigan) the Safety Committee voted (8-0) to not accept the streetlight waiver.

Upon motion duly made (G. Murray) and seconded (P. Bedigan) the Safety Committee voted (8-0) to accept the definitive subdivision plan application, with the provisions of providing on-street parking for student bus pick-up/drop-off to be located on the same side as the sidewalk.

The (re)draft also did not correct the spelling of “sight” -should be sight lines for Providence Road discussion item.

IV. ESKAR NORTHBRIDGE LLC – SITE PLAN REVIEW

Attorney Robert Knapik; Bruce Williams (Allen Engineering & Associates)

Atty. Knapik presented a general overview of their application for a special permit to construct a building for a retail marijuana shop, to be located at Building # 4, within Osterman Business Park.

B. Williams presented the site plan, which includes; a 50’ x 100’ building, Town water, Town Sewer, one additional detention pond, and 23 parking spaces.

J. Shuris inquired about potential additional traffic caused by this business.

Chief Warchol did not find this to be a concern.

P. Bedigan inquired about the addition traffic impact for the remaining buildings in the business park.

G. Bechtholdt stated that a comprehensive traffic study was done 3 or 4 years ago.

G. Murray wanted to know if there was any chance that a second entrance/exit would ever be incorporated into the business park.

Atty. Knapik stated that it was unlikely.

G. Bechtholdt informed the committee that the Planning Board hired their own traffic engineer to do a study and two issues arose; parking on the roadside and lack of overflow parking.

G. Murray stated that the plan had two addition parking spaces than code required and asked if signage could help with the roadside parking.

G. Ham pointed out the 20MPH speed limit and that visibility was great at this location.

Upon motion duly made (P. Bedigan) and seconded (G. Murray) the Safety Committee voted (8-0) to approve the plan as presented.

V. CORRESPONDENCE

J. Shuris received a letter requesting a sign at Riley Pond Dam stating, “No Trespassing from 9p.m to 6a.m. Unless Authorized by Selectmen”

Upon motion duly made (Chief Warchol) and seconded (P. Bedigan) the Safety Committee voted (8-0) to approve the sign at that location.

VI. PROVIDENCE ROAD, NORTH OF SUTTON STREET PARKING DISCUSSION

Chief Warchol discussed a line of sight issue, due to road shoulder parking at this location.

G. Bechtholdt asked where we were with the study being done at that intersection.

J. Shuris informed the committee that HSH (Howard, Stein Hudson) were moving ahead with preliminary drawings for placement on the State's TIP list.

Chairman Shuris and Chief Warchol will meet and discuss this issue with management of the businesses in this area.

VII. STOP SIGN REQUEST AT INTERSECTION OF JON CIRCLE AND ROBIN ROAD

Chief Warchol presented the need for a stop sign at this location.

Upon motion duly made (Chief Warchol) and seconded (J. Shuris) the Safety Committee voted (8-0) to approve a stop sign at that location, with a Jon Circle street sign attached as well.

VIII. NO PARKING SIGNS ON CHURCH STREET NEAR LELAND ROAD

Chief Warchol presented the need for a "No Parking" sign at this location, due to a site line safety issue.

Upon motion duly made (Chief Warchol) and seconded (G. Murray) the Safety Committee voted (8-0) to approve a "No Parking" sign, to be located 20' from the easterly corner of Leland Road.

IX. WHITINSVILLE GOLF COURSE (WGC) – REQUEST FOR NO PARKING SIGNS ALONG FLETCHER STREET

Frank lanetta (Manager); Sal Damato (President)

This agenda item was withdrawn

X. OLD/NEW BUSINESS

P. Bedigan would like the timing of the lights at Plummers Corner investigated.

J. Luchini stated he will inquire with the State.

P. Bedigan suggested that the Committee revisit Shining Rock Drive -where barriers were install blocking parking at the Shining Rock Trailhead; resulting in cars parking along the narrow roadway (curve)

XI. STATUS OF ACTION: 19 FEBRUARY 2020 SAFETY COMMITTEE MEETING MINUTES

J. Shuris and Chief Warchol have followed up on a concern regarding headlight glare at the crosswalk located at the Rote 122 Grill. There is no issue requiring action.

XII. NEXT SAFETY COMMITTEE MEETING DATE

To be determined

XIII. ADJORNMENT

Having no additional business, the Safety Committee adjourned its meeting of Wednesday August 5, 2020 at or about 11:38AM.

Respectfully yours,



James Shuris, P.E., MBA
Director of Public Works & Town Engineer
CHAIRMAN, NORTHBRIDGE SAFETY COMMITTEE

-JCL

Cc: Northbridge Town Clerk
/File

Northbridge Town Manager

Lt. Timothy Labrie



NORTHBRIDGE SAFETY COMMITTEE

James Shuris, P.E., MBA - Chairman/Director of Public Works & Town Engineer
7 Main Street, Whitinsville, MA 01588
(508) 234-3581 jshuris@northbridgemass.org

September 9, 2020

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

A2

Dear Board of Selectmen:

The Northbridge Safety Committee met **WEDNESDAY SEPTEMBER 9, 2020** virtually, via zoom. The following members were present: Chairman James Shuris, R. Gary Bechtholdt, Chief of Police Walter Warchol, Peter Bedigian, Fire Chief David White, and Jamie Luchini (Alternate) were present. George Murray, George Simmons, Lt. Timothy Labrie (Alternate), and James Sheehan (Alternate) was absent.

The following members of the public were in attendance:
None

CALL MEETING TO ORDER

Chairman Jim Shuris called the meeting to order at 10:01 AM.

Chairman Shuris read the Governor's order

I. APPROVAL OF MEETING MINUTES – 05 AUGUST 2020

Upon motion duly made (Chief Warchol) and seconded (P. Bedigian) the Safety Committee voted (6-0) to ACCEPT the meeting minutes of August 5, 2020.

II. WHITINSVILLE GOLF COURSE (WGC):

Chief Warchol spoke with WGC Manager, Frank Ianetta and WGC President Sal Damato. They were unable to attend the meeting. They wish to keep players from parking on the side of Fletcher Street in the area of the driving range.

Chief Warchol recommended placing “No Parking” signs in this area.

J. Shuris asked G. Bechtoldt if this could be done on Fletcher Street being a Scenic Road.

G. Bechtoldt advised signs could be erected and suggested only places 2 to 3 signs.

Chief Warchol and J. Shuris will meet with Frank Ianetta and Sal Damato for best sign placement.

Upon motion duly made (Chief Warchol) and seconded (G. Bechtoldt) the Safety Committee voted (6-0) to recommend the placement of 2 to 3 “No Parking” signs on Fletcher Street, in the vicinity of the Whitinsville Country Club driving range.

III. OLD/NEW BUSINESS

G. Bechtoldt asked if the Shining Rock trail head discussion would be placed on a future agenda, as well as where the Complete Streets program was at.

J. Shuris stated that the Town was just approved for Shared Streets project grant. This project will include pavement markings, a temporary sidewalk, new traffic routing at the Northbridge Middle School parking lot. This project should be completed by the end of October.

J. Shuris informed the Committee that we will be filing a Tier 3 application for our Complete Streets program by the end of October, with hopes to be approved for application in the spring.

J. Luchini gave an update on road paving this year. This will include Church Street, from Oviaan Square to Leland Road and Highland Street, from Church Street to Romanowski Drive.

P. Bedigian asked on follow-up on the traffic lighting issue at Plummers Corner. The red light on Church Street Ext. is not being bypassed if there is no one waiting in queue for a left hand turn onto Church Street from the opposite direction. He believes this is a sensor issue.

J. Shuris and J. Luchini will have a report for the next Safety Committee meeting.

P Bedigian began a discussion about cars parking on the roadside at the blocked off parking entrance of the Shining Rock trailhead. He feels that this is hindering travel on an already narrow roadway and therefore a safety issue. The issue seems to be more of a problem during the late afternoon and weekend timeframes.

Chief Warchol reminded the Committee this was a directive from the Board of Selectmen.

Chief White stated that the blocked off parking area makes access to the trail more difficult for fire and safety apparatus.

G.Bechtoldt informed the Committee that Lt. Labrie reached out to him and stated that his internet is down.

IV. STATUS OF ACTION: 05 AUGUST 2020 SAFETY COMMITTEE MEETING MINUTES

No action taken at this time.

V. NEXT SAFETY COMMITTEE MEETING DATE

October 14, 2020 at 10:00am

VI. ADJORNMENT

Having no additional business, the Safety Committee adjourned its meeting of Wednesday September 9, 2020 at or about 10:30AM.

Respectfully yours,

James Shuris, P.E., MBA - Director of Public Works & Town Engineer
CHAIRMAN, NORTHBRIDGE SAFETY COMMITTEE

-JCL

Cc: Northbridge Town Clerk
/File

Northbridge Town Manager

Lt. Timothy Labrie

COMMONWEALTH OF MASSACHUSETTS
WARRANT FOR FALL ANNUAL TOWN MEETING
TOWN OF NORTHBRIDGE
TRANSACTION OF TOWN BUSINESS
TUESDAY, OCTOBER 27, 2020 - 7:00 P.M.



DRAFT - September 3, 2020 - V3

WORCESTER, ss:

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

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify the Inhabitants of the Town of Northbridge, qualified to vote in Town elections and Town affairs, to meet in the Northbridge Middle School, on Linwood Avenue, in Whitinsville, in said Northbridge, Massachusetts, on Tuesday, October 27, 2020 at 7:00 o'clock P.M., then and there to act on the following articles:

ARTICLE 1: (Board of Selectmen)

To see if the Town will vote to amend the votes taken under Article 3 of the 2020 Spring Session of the Annual Town Meeting (originally scheduled for May 5, 2020 then postponed to June 23, 2020), appropriations and transfers under the Omnibus Budget Article, to raise and appropriate, and/or to transfer from available funds in the Treasury and/or the Health Insurance Stabilization Fund to supplement appropriations under the Omnibus Budget Article; or take any other action relative thereto.

ARTICLE 2: (Board of Selectmen)

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

ARTICLE 3: (Planning Board)

To see if the Town will vote to accept as a public way, Hannah Drive as heretofore laid out by the Board of Selectmen, a copy of which layout is on file with the Office of the Town Clerk, and further authorize the Board of Selectmen, in the name and behalf of the Town, to acquire by purchase, eminent domain, gift or otherwise, easements in said way for the purpose for which public ways are used in the Town; or take any other action relative thereto.

ARTICLE 4: (Petition)

To see if the Town will vote to discontinue so much of Piedmont Street as is located easterly of the easterly side line of Hope Street; or take any other action relating thereto.

ARTICLE 5: (Petition)

To see if the Town will vote in accordance with the provisions of G.L. c. 59 §38H to authorize the Board of Selectmen to enter into a Real and Personal Property Tax Agreement with **Northbridge McQuade, LLC**, or its affiliated entity, with a business address at 4 Liberty Square, Boston, MA 02109, for a period of up to twenty-five (25) years, and to approve said agreement under which **Northbridge McQuade, LLC** or its affiliated entity, will pay the Town a sum of money per year relative to a Large-Scale Ground Mounted Solar Photovoltaic Installation with an expected nameplate capacity of approximately 2.9 megawatts (MW) AC which **Northbridge McQuade, LLC** or its affiliated entity proposes to construct and operate on a 60 acre +/- parcel of land located on the easterly side of McQuade's Lane, Northbridge and further to allow the Board of Selectmen to negotiate any necessary amendments to said Tax Agreement; or take any other action relating thereto.

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

WHEREOF FAIL NOT, and make due return of the warrant, with your doings thereon, to the Town Clerk at the time and place of said meeting. GIVEN under our hand this 14th day of September in the year Two Thousand Twenty.

SELECTMEN OF NORTHBRIDGE

Alicia M. Cannon, Chairman

Charles Ampagoomian, Jr.

James J. Athanas

Russel M. Collins

Thomas J. Melia

WORCESTER, SS Northbridge

Date:

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

Constable, Town of Northbridge



Adam D. Gaudette
Town Manager

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

SELECTMEN'S GOALS FOR THE TOWN MANAGER

August 28, 2020 through August 27, 2021

1) Budget Preparation for FY2022

Oversee the budget development process for FY2022 by working with Department Managers to provide budget materials for analysis by the Board of Selectmen and Finance Committee, in order to produce a "balanced budget" for adoption at the Annual Town Meeting on May 4, 2021. The Town Manager will also incorporate the following within his Budget Preparation in an effort to protect and enhance the financial health of the Town:

- Capital Improvements Planning and Budgeting
- Health Care Benefits and Liabilities (OPEB, Pension, other)
- School Department Funding
- Free Cash and Stabilization
- Seek out and apply for Grants and other sources of revenue to supplement appropriations
- Continue to utilize fiscal discipline, identify areas of savings, and promote transparency
- Negotiate new Collective Bargaining Agreements (CBA) with the Town's four (4) collective bargaining units.

2) Fire Station Building Project

Oversee the Fire Station Design Development process; providing support to the Building, Planning, and Construction Committee (BPCC), and working in conjunction with an Owner's Project Manager (OPM) and an Architectural Consultant, along with the Fire Chief and his staff. Required tasks of the design development phase include:

- OPM Selection Process: a) preparing a Request for Qualifications (RFQ) for OPM services to be reviewed and approved by the BPCC, b) advertising the RFQ, c) administering the proposal submission and completion review process, d) coordinating the interview and selection process by the BPCC, and e) negotiating the terms of the OPM services agreement.
- Architect Selection Process: Assist the OPM with a) preparing a Request for Qualifications (RFQ) for architectural design services to be reviewed and approved by the BPCC, b) advertising the RFQ, c) administering the proposal submission and completion review process, d) coordinating the interview and selection process by the

BPCC, and e) negotiating the terms of the architectural design services agreement.

- The Town Manager will coordinate BPCC meeting agendas, meeting documents, and presentation materials for the Committee's review.
- The Town Manager will also incorporate a review and comment process on project design development with the Board of Selectmen, Finance Committee, and residents, including informational relative to project costs.
- The Town Manager will regularly communicate aspects of the project design and the development process.
- The Town Manager will work closely with the Fire Chief and his staff on design development; coordinated with the OPM and Architect.
- If timing dictates during this goal evaluation process, oversee and coordinate, along with the OPM and the Architect, the construction bid selection process and award.

3) **Oversee the Process for Replacing the Retiring Chief of Police**

Oversee the Chief of Police Replacement process, working with the current Chief of Police and the Massachusetts Department of Human Resources/Civil Service (HRD/CS), and making an appointment recommendation for the Board of Selectmen ratification. Suggested tasks include:

- **COMPLETED:** On 11/13/2019, the Town administered a promotional exam through the use of a sole assessment center with education and experience for the rank of Chief of Police in conformance with the HRD/CS guidelines.
- **COMPLETED:** The results of the assessment center were forwarded to HRD/CS and using a formula that accounted for a candidate's education and experience, HRD/CS subsequently ranked all eligible candidates. HRD/CS created an eligibility list for the Chief of Police position, which is considered active for a 2-year period.
- Prior to 12/31/2020, the Town Manager will notify the Town's Civil Service representative that the Town would like to move forward with the appointment process for the rank of Chief of Police.
- The Town Manager will then generate a Departmental Promotional Certification listing of all eligible candidates.
- The Town Manager will then notify the eligible candidates of the promotional opportunity. Candidates will be required to sign the Departmental Promotional Certification list signifying if they are willing to accept or decline the potential appointment.
- According to HRD/CS regulations, the Town must select one candidate from the highest ranked three candidates who have indicated that they would be willing to accept the position. If two or more candidates indicate they are willing to accept the position of Chief of Police, the Town Manager will implement an interview process to select the best candidate for the position.
- The Town Manager would establish a minimum three (3)-member panel consisting of at least 3 area police chiefs or a minimum combination of 2 police chiefs and another area town official such as a town manager. One of the panelists would be appointed as chairman. Each member of the panel would generate 5-10 potential questions/scenarios

and submit them prior to the interviews. A master list of selected questions would be created from the submitted questions/scenarios along with a grading rubric and would be provided to the interview panel on the day of the interviews.

- The interview panel would complete the interviews and make their selection using the grading rubric. The chairman would generate a letter to the appointing authority (Town Manager) stating the reasons for the candidate's selection. All grading rubrics will be retained for a possible appeal to civil service.
- If the panel does not select the top candidate on the list, the Town Manager must notify the bypassed candidate(s) of the reason(s) for the bypass. HRD/CS prefers positive reasons for a bypass unless there are major negative reasons in a candidate's file.
- The Town Manager would then inform the bypassed candidate(s) that they have 60 days to appeal the appointing authority's decision.
- The Town Manager will file all necessary forms and paperwork with HRD/CS through their online portal.
- Based on guidance from the HRD/CS, the Town Manager would notify the selected candidate that he shall assume his duties within 30/45 days from appointment.
- During the 30-45 days leading up to the candidate starting the position, the Town Manager would bring the selected candidate before the Board of Selectmen for ratification.
- The intent is that there would be a several-month period where the selected candidate would work in tandem with the current Chief of Police to provide some over-lapping experience to take place.

4) Roadway Infrastructure Planning, Design and Construction

Work with the Department of Public Works Director and Highway Superintendent on the Town's strategic road enhancement plan that seeks to target locations and road network reconstruction that may also include intersection realignments, bridge replacement, culvert and other drainage related improvements.

Coordinate application preparation for eventual grant funding for road network infrastructure improvements under the following programs:

- Accelerated Bridge Program
- Complete Streets
- Municipal Vulnerability Preparation
- Hazard Mitigation
- Safe Routes to School
- Chapter 90 – approximately \$475,000 annual allotment
- Shared Streets – recent award of \$140,000 for Linwood Ave / Middle School circulation
- Transportation Improvement Program – oversee Rockdale project (School Street, Sutton Street, Providence Road, Upton Street) intersection improvements
- Transportation Improvement program – work to submit MADOT filings for Church Street Extension and Linwood Avenue projects.

CUMULATIVE
Town Manager
Performance Evaluation
August 2019-August 2020

I. Budget/Financial Information									
II. Personnel Administration									
III. Public Relations									
IV. Interaction with the Board									
V. Employee and Labor Relations									
VI. Staff Development									
VII. Intergovernmental									
VIII. Goal/Performance Attainment									
	I	II	III	IV	V	VI	VII	VIII	AVG. SCORE
COLLINS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MELIA	5	4	4	5	4	4	5	5	4.5
AMPAGOOMIAN	5	4	4	5	4	4	5	5	4.5
ATHANAS	5	4	4	5	5	4	4	5	4.5
CANNON	5	5	5	5	5	5	5	5	5
AVERAGE SCORE:	5	4.25	4.25	5	4.5	4.25	4.75	5	4.625

Sel. Collins did not complete an evaluation as he was just elected to the Select Board on June 30,2020.

OVERALL PERFORMANCE REVIEW SCORE (ALL CATEGORIES): 4.625