

**TOWN OF NORTHBRIDGE  
BOARD OF SELECTMEN'S MEETING  
NORTHBRIDGE TOWN HALL  
7 MAIN STREET - WHITINSVILLE, MA 01588  
January 28, 2019 at 7:00 PM**

**REVISED**

**JOINT MEETING WITH THE CONSERVATION COMMISSION**

**PLEDGE OF ALLEGIANCE**

**I. APPROVAL OF MINUTES**

**II. PUBLIC HEARING**

**II. APPOINTMENTS: A. By the Board of Selectmen: Community Preservation Committee Representative/ Harry Berkowitz (at large member)**

**IV. CITIZENS' COMMENTS/INPUT**

**V. DECISIONS:**

**B. 1) Arcade Package, 185 Church Street 2) Whitinsville Gas & Market, 4 N. Main Street/Notice of intent to install a Keno to Go Monitor**

**C. Linda Usher/Request to hold the 31<sup>st</sup> Annual Whitin Five Mile Road Race, Thursday, November 28, 2019 subject to the safety requirements of the Northbridge Police Department**

**D. Northbridge Public Schools/Vote to Submit Statement of Interest to the MSBA for Middle School Boiler Replacement [**Present:** Dr. Catherine Stickney, Superintendent of Schools]**

**E. Slaughterhouse Application, 1316 Hill Street/[**Present: Conservation Commission Members:** Barbara McNamee, Chair, Justin Arbuckle, Vice Chair, Gerry Ouillette, Joy Anderson, Cindy Campbell, Justine Carroll; David Pickart, Conservation Agent; Mustafa Harrati, Applicant]**

**F. Annual Town Election [May 21, 2019] / Vote to give notice to the Town Clerk to place vacancies from elected boards on the Town Election Warrant**

**G. Town Clerk's Office/Request to hang a banner across Church Street from Sunday, May 12, 2019 to Sunday, May 26, 2019 to advertise the Annual Town Election on Tuesday, May 21, 2019**

**H. Pine Grove Cemetery Deed/Barbara A. Helstrom [Lot No. 51, Walnut Ave., South] two full burial plots**

**VI. DISCUSSIONS:**

**I. Friends of Lasell Field/Present Request for Town Meeting Article and Ballot Question for Installation of Artificial Turf and other Field Improvements [**Present:** Tim Labrie and George Roadman]**

**VII. TOWN MANAGER'S REPORT**

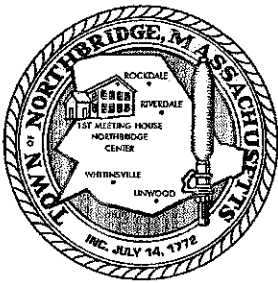
**VIII. SELECTMEN'S CONCERNS**

**IX. ITEMS FOR FUTURE AGENDA**

**X. CORRESPONDENCE**

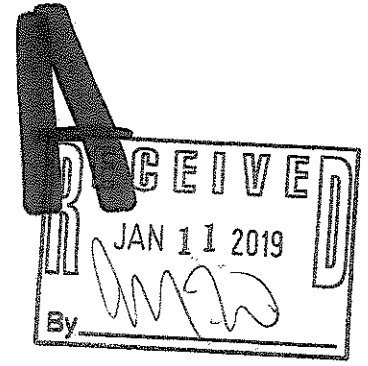
**XI. EXECUTIVE SESSION**

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



TOWN OF NORTHBRIDGE  
COMMUNITY PLANNING &  
DEVELOPMENT OFFICE

7 MAIN STREET  
WHITINSVILLE, MASSACHUSETTS 01588  
Telephone (508) 234-2447  
Fax (508) 234-0814



MEMORANDUM

COPY

TO: Community Preservation Committee  
FROM: Barbara Kinney, Administrative Assistant *bak*  
DATE: January 11, 2019  
RE: Community Preservation Committee Representative from Planning Board

Please be advised that at their Planning Board meeting on January 08, 2019, the PB voted to have Rainer Forst be the delegate from the PB for the Community Preservation Committee.

His contact information is as follows:

Rainer Forst  
33 Eisenhower Drive  
Northbridge, MA 01534  
~~XXXXXXXXXX~~  
~~rainerforst@charter.net~~

In addition Harry Berkowitz is interested in being a member at-large. The Planning Board voted at their meeting of January 08, 2019 to delegate Harry as a member at-large if there is an opening.

His contact information is as follows:

Harry Berkowitz  
294 Benson Road  
Northbridge, MA 01534  
~~XXXXXXXXXX~~  
~~hberk@charter.net~~

Cc: Board of Selectmen



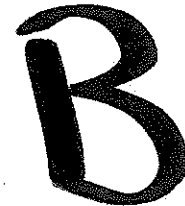
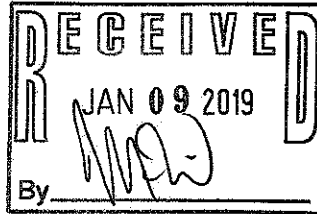
# Massachusetts State Lottery Commission

DEBORAH B. GOLDBERG  
*Treasurer and Receiver General*

MICHAEL R. SWEENEY  
*Executive Director*

January 7, 2019

Northbridge Board of Selectmen  
7 Main Street  
Whitinsville, MA 01588



Dear Sir/Madam:

The Massachusetts State Lottery is offering a KENO monitor to existing KENO To Go agent/s in your city/town, to display the game at their location. In accordance with M.G.L. c 10, section 27A, as amended, you are hereby notified of the Lottery's intent to install a monitor at the following location/s in your community:



Arcade Package Store  
185 Church St.



Whitinsville Gas & Market  
4 N. Main St.

If you object to these agent(s) receiving a monitor, you must do so, in writing, within twenty-one (21) days of receipt of this letter. Please address your written objection to Carol-Ann Fraser, General Counsel, Legal Department, Massachusetts State Lottery Commission, 60 Columbian Street, Braintree, MA 02184. Should you have any questions regarding this program or any other issues relative to the Lottery, please call me at 781-849-5555. I look forward to working with you as the Lottery continues its' efforts to support the 351 cities and towns of the Commonwealth.

Sincerely,

Michael R. Sweeney  
Executive Director

Certified: 7001 2510 0004 5228 9682

MASSACHUSETTS STATE LOTTERY  
COMMISSION  
60 COLUMBIAN STREET  
BRAINTREE, MA 02184  
781-849-5555

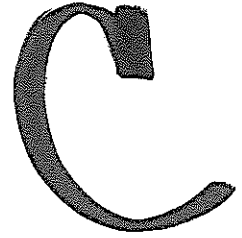


*Supporting the 351 Cities and Towns of Massachusetts*

**Melissa Wetherbee**

---

**From:** Linda Usher <juniperhill@charter.net>  
**Sent:** Tuesday, January 08, 2019 10:24 AM  
**To:** Sharon Susienka  
**Cc:** Melissa Wetherbee; Usher Linda  
**Subject:** 31st Whitin Five Road Race



Hi Sharon

I would like to request permission to hold the 31st annual Whitin Five Thanksgiving Road Race again on November 28, 2019 with a blizzard date of December 1.

Happy New Year,

Linda

Linda Usher  
Whitin Five Race Director  
~~XXXXXXXXXXXX~~  
Upton, MA  
~~XXXXXXXXXXXX~~  
www.whitinfive.com  
<http://www.facebook.com/whitinfive>



## Melissa Wetherbee

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**From:** Walter Warchol  
**Sent:** Wednesday, January 09, 2019 4:05 PM  
**To:** Melissa Wetherbee; James Shuris; Jamie Luchini  
**Subject:** RE: 31st Whitin Five Road Race

Melissa

I do not have a problem, she has held this race for the last 30 years. She hires sufficient police personnel to manage the race route and traffic safely. A great event.

Chief

Walter J. Warchol  
Chief of Police  
Northbridge Police Department  
508-234-6211  
Fax 508-234-9021

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

**From:** Melissa Wetherbee  
**Sent:** Wednesday, January 09, 2019 1:29 PM  
**To:** Walter Warchol <wwarchol@northbridgemass.org>; James Shuris <jshuris@northbridgemass.org>; Jamie Luchini <jluchini@northbridgemass.org>  
**Subject:** FW: 31st Whitin Five Road Race

Good afternoon gentlemen,

Please see the request below. I have requested more information as far as start time, location, road closures and a route map. Once I have that information I will forward it on to you. Please feel free to wait for that information prior to giving your blessing. I let Linda know that might be the case.

Thank you.

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

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

**From:** Linda Usher <~~juniperbill@charter.net~~>  
**Sent:** Tuesday, January 08, 2019 10:24 AM  
**To:** Sharon Susienka <ssusienka@northbridgemass.org>  
**Cc:** Melissa Wetherbee <mwetherbee@northbridgemass.org>; Usher Linda <~~juniperbill@charter.net~~>  
**Subject:** 31st Whitin Five Road Race

## Melissa Wetherbee

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**From:** James Shuris  
**Sent:** Thursday, January 10, 2019 10:06 AM  
**To:** Melissa Wetherbee; Jamie Luchini; Walter Warchol  
**Subject:** Re: Whitin Five info

Melissa:

Thanks for the follow-up.

The routes for this event are acceptable and we have no further comments other than S&I events during this time.

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

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**From:** Melissa Wetherbee  
**Sent:** Thursday, January 10, 2019 9:40 AM  
**To:** James Shuris; Jamie Luchini; Walter Warchol  
**Subject:** FW: Whitin Five info

Good morning,

Please see attached information for the Thanksgiving day 5 mile road race.

Please let me know if you have any issues this request. We plan to add this to the January 28<sup>th</sup> agenda for the Selectmen's approval.

Thank you

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

# Whitin Five-Mile Race & Two-Mile Health Walk



The 31st Annual on Thanksgiving Day



The proceeds of this event will benefit the Whitin Community Center and the Massachusetts Audubon Society in Worcester.

Date: Thanksgiving Morning  
November 28, 2019

Rain or Shine! Blizzard date, Dec. 1

Time: Race begins at 8:10 AM  
Registration at 6:45 AM

Location: Whitin Community Center  
60 Main Street, Whitinsville, Ma. 01588  
508-234-8184

Purpose: To promote health and fitness for the whole family and to support programs that will protect the environment.

Course: Flat, rolling, and fast. Mile markers, water stop. USATF course certified, #MA07032JK.

Amenities: Computer chip timing by RaceWire. Showers, lockers, parking, coffee and refreshments. Raffles. Race sanctioned by RRCA. T-shirts must be picked up by 8 AM.



ID #:

Cash Prizes		
1 <sup>st</sup> Woman		\$75.00
2 <sup>nd</sup> Woman		\$60.00
3 <sup>rd</sup> Woman		\$50.00
1 <sup>st</sup> Man		\$75.00
2 <sup>nd</sup> Man		\$60.00
3 <sup>rd</sup> Man		\$50.00
1 <sup>st</sup> 40-49 Woman		\$50.00
1 <sup>st</sup> 40-49 Man		\$50.00
1 <sup>st</sup> 50-59 Woman		\$50.00
1 <sup>st</sup> 50-59 Man		\$50.00
1 <sup>st</sup> 60-69 Man		\$50.00
1 <sup>st</sup> 60-69 Woman		\$50.00
1 <sup>st</sup> 70+ Woman		\$35.00
1 <sup>st</sup> 70+ Man		\$35.00

Merchandise		
Top 3 per division after cash.		
One award per person.		
Must be present to claim award.		

Divisions:	
Male and Female--	
A. Under 13	
B. 13 - 19	
C. 20 - 29	
D. 30 - 39	
E. 40 - 49	
F. 50 - 59	
G. 60 - 69	
H. 70 - 79	
I. 80 - 89	
J. 90+	

Bonus!  
\$75.00 for New Course Records!

Open:  
1991 - Jane Welzel - 27:51  
1990 - Scott Mason - 24:41

Master:  
2001 - Mary Lammi - 29:43  
1990 - Larry Olsen - 25:41

Fees:  
\$23 early bird fee received by August 31  
Registration is not complete unless the correct fee is paid.

\$28 if received by November 27  
\$35 race day  
Walkers may enter and receive t-shirt, but are not eligible for awards.  
\*No walkers allowed on run course.  
\*Please leave pets at home.

Make checks payable to:  
Whitin Five

Mail to: Linda Usher  
Race Director  
131 South Street  
Upton, MA 01568

Registration is non-refundable & non transferable

For race information:

e-mail:  
juniperhill@charter.net  
www.whitinfive.com  
www.facebook.com/whitinfive

Mugs to first 50 finishers and first 10 women after the 50! ~ Long-sleeved 100% cotton t-shirts guaranteed to all who pre-register by November 10! Race number/t-shirt pick up is Wed., Nov. 27 at Whitin CC from 5-7 PM (sizes not guaranteed)

-----please cut-----

Please enter me in the 2019 Whitin Five Mile Road Race/Two-Mile Health Walk. I agree to assume all responsibility for all damage or injury to me as a participant in the event. In consideration for being accepted as an entrant in these events, I hereby for myself, my heirs, executors, and administrators, release and discharge the RRCA, and any and all individuals and organizations associated with the race, from all claims, damages, rights of action, present and future, whether the same by known, anticipated or unanticipated, resulting from or arising out of, or incident to my participation in this event. I hereby certify that I will not participate in the Whitin Five Mile Road Race/Two Mile Health Walk unless I am physically fit and sufficiently trained for competition in the race. I also grant permission for the use of name, and/or picture, in any broadcast, photograph, or other account of this race. I understand that bicycles, skateboards, baby joggers or strollers, roller skates or blades, animals, and radio headsets are not allowed in the race and I will abide by this guideline. Race to be completed within 75 minutes. No refunds for bad weather. The race director or Northbridge Police Department reserve the right to cancel the

Please Print Clearly\*

Name \_\_\_\_\_ M \_\_\_\_\_ F \_\_\_\_\_ Age \_\_\_\_\_ Birth Date \_\_\_\_\_

Address \_\_\_\_\_ email: \_\_\_\_\_

Town, State, Zip \_\_\_\_\_

5-Mile Race \_\_\_\_\_ Walk \_\_\_\_\_ Club \_\_\_\_\_ Phone \_\_\_\_\_

Signature (Required to complete registration) \_\_\_\_\_

Parent Signature if under 18 \_\_\_\_\_

## Course Map ~ Race Location

FROM THE EAST OR WEST:

MASS TURNPIKE (I-90) TO EXIT 10A  
(WORCESTER/RTE. 146). FOLLOW RTE. 146  
SOUTH 8 MILES TO "PURGATORY ROAD"  
EXIT.

TAKE A LEFT AT THE END OF THE EXIT  
RAMP. FOLLOW THIS ROAD ABOUT 3 MILES  
INTO THE CENTER OF WHITINSVILLE. (NOTE:  
PURGATORY ROAD BECOMES NORTH MAIN  
STREET AND THEN MERGES WITH MAIN  
STREET OVER THIS 3 MILES STRETCH.)

WHITIN COMMUNITY CENTER WILL BE ON  
YOUR LEFT. GO PAST BUILDING 200 YARDS  
FURTHER TO TRAFFIC LIGHT.

TAKE A LEFT AT THE LIGHT ONTO HILL  
STREET. TRAVEL UP HILL STREET 100 FEET.  
ENTRANCE TO WHITIN COMMUNITY CENTER  
PARKING LOT IS ON THE LEFT.

FROM THE NORTH:

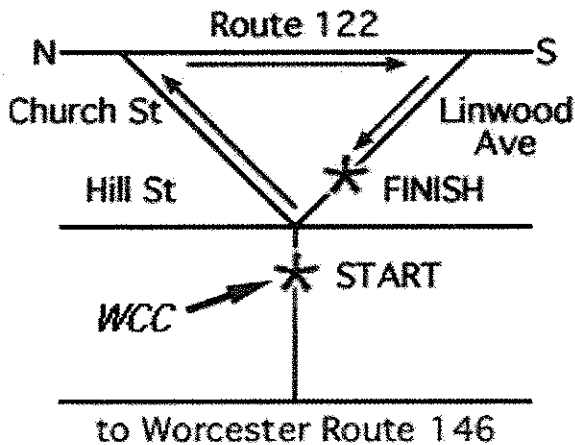
I-495 SOUTH TO I-290. CONNECT TO RTE. 146  
IN CENTER OF WORCESTER AT BROSNAHAN  
SQUARE.

FOLLOW RTE. 146 SOUTH TO PURGATORY  
ROAD EXIT. (FOLLOW DIRECTIONS ABOVE.)

FROM THE SOUTH:

NORTH ON RTE. 146 TO LACKEY DAM ROAD  
EXIT. TURN RIGHT AT END OF RAMP.

FOLLOW ROAD 3 MILES TO CENTER OF  
WHITINSVILLE (TRAFFIC LIGHT) (NOTE:  
LACKEY DAM ROAD BECOMES DOUGLAS  
ROAD AS YOU HEAD TOWARDS  
WHITINSVILLE.). PROCEED STRAIGHT  
THROUGH TRAFFIC LIGHT UP HILL STREET  
100 FEET, TURN LEFT INTO WHITIN  
COMMUNITY CENTER PARKING LOT



Look for race results  
posted on

[coolrunning.com](http://coolrunning.com)  
[racewire.com](http://racewire.com)

## Or Gratitude to the Following Whitin Five Sponsors

DR. LOUIS AMANTEA  
THOMAS J. BAKER, ATTY.  
BERKOWITZ TRUCKING, INC.  
CONSUMER AUTO PARTS  
COPPERTREE FINANCIAL PLANNING & INVESTMENTS  
DUNKIN' DONUTS  
DR. TRISTA BROWN M.D.  
DR. RUSSELL FRADKIN O.D.  
GAUDETTE INSURANCE  
HANNAFORD SUPERMARKET  
HARBRO AUTO SALES/SERVICES  
J WHITE'S AUTOMOTIVE CENTER  
JUNIPER HILL NATURAL FOODS  
HINT ESSENCE WATER  
KARAGOSIAN PLUMBING  
KOOPMAN HOME CENTER  
LANE & HAMER, ATTORNEYS  
MILES TO GO SPORTS  
NATURE'S PATH  
NEW ENGLAND RUNNER  
OHMDOG.COM  
OSTERMAN GAS SERVICE  
POLAND SPRING  
POLAR BEVERAGES  
POLYFOAM PRECISION MOLDED FOAM  
PR RUNNING  
SHAW'S SUPERMARKET  
SUNDEEN FURNITURE  
WHITINSVILLE MCDONALD'S  
WHITINSVILLE FAMILY DENTAL CENTER  
UNIBANK  
WALMART

**SPECIAL THANKS TO**  
THE NORTHBRIDGE POLICE DEPARTMENT  
THE WHITIN COMMUNITY CENTER  
CENTRAL MASS STRIDERS  
[www.whitinfive.com](http://www.whitinfive.com)

**USE OF TOWN OF NORTHBRIDGE**

**PUBLIC WAYS Road Race**

**EVENT: Whitin Five Thanksgiving Race**

**RELEASE OF CLAIMS, INDEMNITY AND HOLD HARMLESS AGREEMENT**

*\*\*\*Please read this document thoroughly before completing and signing\*\*\**

I, Linda Usher, in consideration of my use of the Town of Northbridge's Public Ways for a non-town sponsored event on November 28, 2019, and for other good and valuable consideration hereby acknowledged, do hereby agree to forever RELEASE the Town of Northbridge, its employees, agents, officers, volunteers, or contractors (the "Town"), from any and all claims, actions, rights of action and causes of action, damages, costs, loss of services, expenses, compensation and attorneys' fees that may have arisen in the past, or may arise in the future, directly or indirectly, from known and unknown personal injuries which I or my guests, employees, agents, successors or assigns may have as the result of my use or the use of my guests, employees or agents of the Town of Northbridge's Public Ways for a non-town sponsored event on November 28, 2019, and all activities related thereto.

I further promise, to INDEMNIFY, REIMBURSE, DEFEND, and HOLD HARMLESS the Town against any and all legal claims and proceedings of any description that may have been asserted in the past, or may be asserted in the future, directly or indirectly, including damages, costs and attorneys' fees, arising from personal injuries to myself or others or property damage resulting from my use, or the use of my guests, employees or agents, of the Town of Northbridge's Public Ways for a non-town sponsored event on November 28, 2019, and all activities related thereto.

I hereby further covenant for myself, my successors and assigns not to sue the said Town on account of any such claim, demand or liability.

I am fully aware that by signing this document I am releasing the Town from liability that may arise as a result of the acts or omissions of the Town. Additionally, it is my intent to release the above mentioned parties from liability and defend and indemnify said parties for liability relating to any accident and resulting injuries and/or death that may occur as a result of my use, or the use of my guests, employees or agents, of the Town of Northbridge's Public Ways for a non-town sponsored event on November 28, 2019, and all activities related thereto.

To the extent I am signing this document on behalf of an organization, corporation, association or similar entity, I represent that I am fully authorized by said entity to execute this document.

Witness my hand and seal this 10 day of January 2019.

Name (Printed): Linda Usher  
Linda Usher

Signature  
Doug Usher

Witness

# Massachusetts School Building Authority

# D.

## Next Steps to Finalize Submission of your FY 2019 Statement of Interest

Thank you for submitting your FY 2019 Statement of Interest (SOI) to the MSBA electronically. **Please note, the District's submission is not yet complete.** The District is required to mail all required supporting documentation, which is described below.

**VOTES: Each SOI must be submitted with the proper vote documentation.** This means that (1) the required governing bodies have voted to submit each SOI, (2) the specific vote language required by the MSBA has been used, and (3) the District has submitted a record of the vote in the format required by the MSBA.

- | **School Committee Vote:** Submittal of all SOIs must be approved by a vote of the School Committee.
  - | For documentation of the vote of the School Committee, Minutes of the School Committee meeting at which the vote was taken must be submitted with the original signature of the Committee Chairperson. The Minutes must contain the actual text of the vote taken which should be substantially the same as the MSBA's SOI vote language.
- | **Municipal Body Vote:** SOIs that are submitted by cities and towns must be approved by a vote of the appropriate municipal body (e.g., City Council/ Aldermen/Board of Selectmen) in addition to a vote of the School Committee.
  - | Regional School Districts do not need to submit a vote of the municipal body.
  - | For the vote of the municipal governing body, a copy of the text of the vote, which shall be substantially the same as the MSBA's SOI vote language, must be submitted with a certification of the City/Town Clerk that the vote was taken and duly recorded, and the date of the vote must be provided.

**ADDITIONAL DOCUMENTATION FOR SOI PRIORITIES #1 AND #3:** If a District selects Priority #1 and/or Priority #3, the District is required to submit additional documentation with its SOI.

- | If a District selects Priority #1, Replacement or renovation of a building which is structurally unsound or otherwise in a condition seriously jeopardizing the health and safety of the school children, where no alternative exists, the MSBA requires a hard copy of the engineering or other report detailing the nature and severity of the problem and a written professional opinion of how imminent the system failure is likely to manifest itself. The District also must submit photographs of the problematic building area or system to the MSBA.
- | If a District selects Priority #3, Prevention of a loss of accreditation, the SOI will not be considered complete unless and until a summary of the accreditation report focused on the deficiency as stated in this SOI is provided.

**ADDITIONAL INFORMATION:** In addition to the information required above, the District may also provide any reports, pictures, or other information they feel will give the MSBA a better understanding of the issues identified at a facility.

If you have any questions about the SOI process please contact the MSBA at 617-720-4466 or [SOI@massschoolbuildings.org](mailto:SOI@massschoolbuildings.org).

## Massachusetts School Building Authority

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School District Northbridge

District Contact Catherine Stickney TEL: (508) 234-8156

Name of School Northbridge Middle

Submission Date 1/28/2019

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### SOI CERTIFICATION

To be eligible to submit a Statement of Interest (SOI), a district must certify the following:

- The district hereby acknowledges and agrees that this SOI is NOT an application for funding and that submission of this SOI in no way commits the MSBA to accept an application, approve an application, provide a grant or any other type of funding, or places any other obligation on the MSBA.
- The district hereby acknowledges that no district shall have any entitlement to funds from the MSBA, pursuant to M.G.L. c. 70B or the provisions of 963 CMR 2.00.
- The district hereby acknowledges that the provisions of 963 CMR 2.00 shall apply to the district and all projects for which the district is seeking and/or receiving funds for any portion of a municipally-owned or regionally-owned school facility from the MSBA pursuant to M.G.L. c. 70B.
- The district hereby acknowledges that this SOI is for one existing municipally-owned or regionally-owned public school facility in the district that is currently used or will be used to educate public PreK-12 students and that the facility for which the SOI is being submitted does not serve a solely early childhood or Pre-K student population.
- After the district completes and submits this SOI electronically, the district must mail hard copies of the required documentation described under the "Vote" tab, on or before the deadline.
- The district will schedule and hold a meeting at which the School Committee will vote, using the specific language contained in the "Vote" tab, to authorize the submission of this SOI. This is required for cities, towns, and regional school districts.
- Prior to the submission of the SOI, the district will schedule and hold a meeting at which the City Council/Board of Aldermen or Board of Selectmen/equivalent governing body will vote, using the specific language contained in the "Vote" tab, to authorize the submission of this SOI. This is not required for regional school districts.
- On or before the SOI deadline, the district will submit the minutes of the meeting at which the School Committee votes to authorize the Superintendent to submit this SOI. The District will use the MSBA's vote template and the vote will specifically reference the school and the priorities for which the SOI is being submitted. The minutes will be signed by the School Committee Chair. This is required for cities, towns, and regional school districts.
- The district has arranged with the City/Town Clerk to certify the vote of the City Council/Board of Aldermen or Board of Selectmen/equivalent governing body to authorize the Superintendent to submit this SOI. The district will use the MSBA's vote template and submit the full text of this vote, which will specifically reference the school and the priorities for which the SOI is being submitted, to the MSBA on or before the SOI deadline. This is not required for regional school districts.
- The district hereby acknowledges that this SOI submission will not be complete until the MSBA has received all of the required vote documentation in a format acceptable to the MSBA. If Priority 1 is selected, your SOI will not be considered complete unless and until you provide the required engineering (or other) report, a professional opinion regarding the problem, and photographs of the problematic area or system. If Priority 3 is selected, your SOI will not be considered complete unless and until you provide a summary of the accreditation report focused on the deficiency as stated in this SOI.





# Massachusetts School Building Authority

School District Northbridge

District Contact Catherine Stickney TEL: (508) 234-8156

Name of School Northbridge Middle

Submission Date 1/28/2019

## Note

**The following Priorities have been included in the Statement of Interest:**

1. <sup>e</sup> Replacement or renovation of a building which is structurally unsound or otherwise in a condition seriously jeopardizing the health and safety of school children, where no alternative exists.
2. <sup>e</sup> Elimination of existing severe overcrowding.
3. <sup>e</sup> Prevention of the loss of accreditation.
4. <sup>e</sup> Prevention of severe overcrowding expected to result from increased enrollments.
5. <sup>b</sup> Replacement, renovation or modernization of school facility systems, such as roofs, windows, boilers, heating and ventilation systems, to increase energy conservation and decrease energy related costs in a school facility.
6. <sup>e</sup> Short term enrollment growth.
7. <sup>e</sup> Replacement of or addition to obsolete buildings in order to provide for a full range of programs consistent with state and approved local requirements.
8. <sup>e</sup> Transition from court-ordered and approved racial balance school districts to walk-to, so-called, or other school districts.

## SOI Vote Requirement

<sup>b</sup> I acknowledge that I have reviewed the MSBA's vote requirements for submitting an SOI which are set forth in the Vote Tab of this SOI. I understand that the MSBA requires votes from specific parties/governing bodies, in a specific format using the language provided by the MSBA. Further, I understand that the MSBA requires certified and signed vote documentation to be submitted with the SOI. I acknowledge that my SOI will not be considered complete and, therefore, will not be reviewed by the MSBA unless the required accompanying vote documentation is submitted to the satisfaction of the MSBA.

**Potential Project Scope:** Accelerated Repair  
Windows/ Doors  
Boiler

**Is this SOI the District Priority SOI?** YES

**School name of the District Priority SOI:** Northbridge Middle

**Is this part of a larger facilities plan?** NO

**If "YES", please provide the following:**

**Facilities Plan Date:**

**Planning Firm:**

**Please provide a brief summary of the plan including its goals and how the school facility that is the subject of this SOI fits into that plan:**

**Please provide the current student to teacher ratios at the school facility that is the subject of this SOI: 23 students per teacher**

**Please provide the originally planned student to teacher ratios at the school facility that is the subject of this SOI: 22 students per teacher**

**Does the District have a Master Educational Plan that includes facility goals for this building and all school buildings in District? NO**

**Does the District have related report(s)/document(s) that detail its facilities, student configurations at each facility, and District operational budget information, both current and proposed? YES**

**If "YES", please provide title, author, and date of report in area below.**

Student Configuration, District Operational Budget

**Please include a hard copy of these report(s)/document(s).**

**Is there overcrowding at the school facility? NO**

**If "YES", please describe in detail, including specific examples of the overcrowding.**

**Has the district had any recent teacher layoffs or reductions? YES**

**If "YES", how many teaching positions were affected? 4**

**At which schools in the district? W. Edward Balmer Elementary School, Northbridge Middle School, Northbridge High School**

**Please describe the types of teacher positions that were eliminated (e.g., art, math, science, physical education, etc.).**

Grade 3, Grade 4, Grade 6 Social Studies, High School Science

**Has the district had any recent staff layoffs or reductions? YES**

**If "YES", how many staff positions were affected? 6**

**At which schools in the district? All**

**Please describe the types of staff positions that were eliminated (e.g., guidance, administrative, maintenance, etc.).**

Reorganization across district. The positions affected included: 2 Secretaries from Full year to School year; Reduction - .3 Assistant Principal; 2 Paraprofessionals; Instructional Coach; .5 Special Education; ISS reorg.; Tech. reorg

**Please provide a description of the program modifications as a consequence of these teacher and/or staff reductions, including the impact on district class sizes and curriculum.**

We needed to reduce \$600,000 from the FY 19 budget. We are also experiencing a decline in enrollment.

**Please provide a description of the local budget approval process for a potential capital project with the MSBA. Include schedule information (i.e. Town Meeting dates, city council/town council meetings dates, regional school committee meeting dates). Provide, if applicable, the District's most recent budget approval process that resulted in a budget reduction and the impact of the reduction to the school district (staff reductions, discontinued programs, consolidation of facilities).**

Northbridge School Committee: 1/22, 2/8; Northbridge Board of Selectmen: 1/28, 2/11; Town Meeting: May 7, 2019; Spring Election: May 21, 2019.

## General Description

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**BRIEF BUILDING HISTORY:** Please provide a detailed description of when the original building was built, and the date(s) and project scopes(s) of any additions and renovations (maximum of 5000 characters).

The original building was constructed in 1905 on 15.6 acres of land. There have been multiple additions constructed since then (1927,1955,1986) and 4 modular classrooms were added in 2000. These additions consisted of adding additional core learning spaces, as well as a new kitchen, cafeteria, gymnasium, and auditorium.

**TOTAL BUILDING SQUARE FOOTAGE:** Please provide the original building square footage PLUS the square footage of any additions.

176924

**SITE DESCRIPTION:** Please provide a detailed description of the current site and any known existing conditions that would impact a potential project at the site. Please note whether there are any other buildings, public or private, that share this current site with the school facility. What is the use(s) of this building(s)? (maximum of 5000 characters).

The school is located on 15.6 acres of land near the center of town. The site is flat and land locked. It is centered between a cemetery to the south and east, and residential, public roadways in the other directions. The site also consists of the main athletic fields for the district. The main entrance to the building for students as well as visitors is through a main entrance at the southwest side of the building on Linwood Avenue. The student drop off area is on the opposite side of Linwood Avenue, which is a major safety concern with the children having to cross the busy roadway. Parking for staff and visitors is also located on the opposite side of Linwood Avenue, with addition parking for staff provided off of Pleasant Street on the southeast side of the building. School buses drop off and pick up the students in an existing driveway that runs from Linwood Avenue around the buildings onto Pleasant Street. The limited acreage has forced some athletics to be relocated to fields further down Linwood Avenue at our High School.

**ADDRESS OF FACILITY:** Please type address, including number, street name and city/town, if available, or describe the location of the site. (Maximum of 300 characters)

171 Linwood Avenue  
Whitinsville, MA 01588

**BUILDING ENVELOPE:** Please provide a detailed description of the building envelope, types of construction materials used, and any known problems or existing conditions (maximum of 5000 characters).

The school consists of multiple additions (1927, 1955, 1986, 2000) to the original (1905) load bearing brick masonry wall structure with a mixture of roof types. Some are flat and covered with PVC membrane material, and the original 1905 building is a sloped slate shingle roof. Sections added to the original school building are of typical brick masonry cavity wall construction with low sloped roof systems and varies from one-story to three stories in height evaluation. The slate roof was replaced in 2007. Windows are original and are a mix of aluminum insulated unit, aluminum non insulated units, and non insulated wood units. All windows except the insulated units should be replaced to increase energy efficiency and operational comfort.

**Has there been a Major Repair or Replacement of the EXTERIOR WALLS?** YES

**Year of Last Major Repair or Replacement:(YYYY)** 1986

**Description of Last Major Repair or Replacement:**

Minor repairs have been done over the years. Additions have also been constructed over a period of time since the original building opened in 1905 with the latest being constructed in 1986.

**Roof Section A**

**Is the District seeking replacement of the Roof Section?** NO

**Area of Section (square feet)** 100000

**Type of ROOF (e.g., PVC, EPDM, Shingle, Slate, Tar & Gravel, Other (please describe))**  
PVC and Slate

**Age of Section (number of years since the Roof was installed or replaced)** 13

**Description of repairs, if applicable, in the last three years. Include year of repair:**  
Minor leaks

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**Roof Section B**

**Is the District seeking replacement of the Roof Section?**

**Area of Section (square feet)**

**Type of ROOF (e.g., PVC, EPDM, Shingle, Slate, Tar & Gravel, Other (please describe))**

**Age of Section (number of years since the Roof was installed or replaced)**

**Description of repairs, if applicable, in the last three years. Include year of repair:**

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**Roof Section C**

**Is the District seeking replacement of the Roof Section?**

**Area of Section (square feet)**

**Type of ROOF (e.g., PVC, EPDM, Shingle, Slate, Tar & Gravel, Other (please describe))**

**Age of Section (number of years since the Roof was installed or replaced)**

**Description of repairs, if applicable, in the last three years. Include year of repair:**

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**Roof Section D**

**Is the District seeking replacement of the Roof Section?**

**Area of Section (square feet)**

**Type of ROOF (e.g., PVC, EPDM, Shingle, Slate, Tar & Gravel, Other (please describe))**

**Age of Section (number of years since the Roof was installed or replaced)**

**Description of repairs, if applicable, in the last three years. Include year of repair:**

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**Roof Section E**

**Is the District seeking replacement of the Roof Section?**

**Area of Section (square feet)**

**Type of ROOF (e.g., PVC, EPDM, Shingle, Slate, Tar & Gravel, Other (please describe))**

**Age of Section (number of years since the Roof was installed or replaced)**

**Description of repairs, if applicable, in the last three years. Include year of repair:**

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**Roof Section F**

**Is the District seeking replacement of the Roof Section?**

**Area of Section (square feet)**

**Type of ROOF (e.g., PVC, EPDM, Shingle, Slate, Tar & Gravel, Other (please describe))**

**Age of Section (number of years since the Roof was installed or replaced)**

**Description of repairs, if applicable, in the last three years. Include year of repair:**

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**Roof Section G**

**Is the District seeking replacement of the Roof Section?**

**Area of Section (square feet)**

**Type of ROOF (e.g., PVC, EPDM, Shingle, Slate, Tar & Gravel, Other (please describe))**

**Age of Section (number of years since the Roof was installed or replaced)**

**Description of repairs, if applicable, in the last three years. Include year of repair:**

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**Roof Section H**

**Is the District seeking replacement of the Roof Section?****Area of Section (square feet)****Type of ROOF (e.g., PVC, EPDM, Shingle, Slate, Tar & Gravel, Other (please describe))****Age of Section (number of years since the Roof was installed or replaced)****Description of repairs, if applicable, in the last three years. Include year of repair:****Roof Section I****Is the District seeking replacement of the Roof Section?****Area of Section (square feet)****Type of ROOF (e.g., PVC, EPDM, Shingle, Slate, Tar & Gravel, Other (please describe))****Age of Section (number of years since the Roof was installed or replaced)****Description of repairs, if applicable, in the last three years. Include year of repair:****Roof Section J****Is the District seeking replacement of the Roof Section?****Area of Section (square feet)****Type of ROOF (e.g., PVC, EPDM, Shingle, Slate, Tar & Gravel, Other (please describe))****Age of Section (number of years since the Roof was installed or replaced)****Description of repairs, if applicable, in the last three years. Include year of repair:****Window Section A****Is the District seeking replacement of the Windows Section? YES****Windows in Section (count) 104****Type of WINDOWS (e.g., Single Pane, Double Pane, Other (please describe))**

The windows in Section A are dated to 1905. There is a combination of both Single Pane and Double Pane windows containing some "storm windows" as well which are included in the total number of windows.

**Age of Section (number of years since the Windows were installed or replaced) 114****Description of repairs, if applicable, in the last three years. Include year of repair:**

Repairs to window weights, as well as some broken panes repaired. Caulking and frames of windows in this era have been repaired as well.

**Window Section B****Is the District seeking replacement of the Windows Section? YES****Windows in Section (count) 93****Type of WINDOWS (e.g., Single Pane, Double Pane, Other (please describe))**

The windows in Section B date back to 1927 and total 93. They are a combination of both single and double pane windows.

**Age of Section (number of years since the Windows were installed or replaced) 92****Description of repairs, if applicable, in the last three years. Include year of repair:**

Repairs have consisted of broken panes, caulking around the frames and some weather stripping to prevent drafts in areas. Additional window weights have been replaced as well in some areas.

**Window Section C****Is the District seeking replacement of the Windows Section? YES****Windows in Section (count) 305****Type of WINDOWS (e.g., Single Pane, Double Pane, Other (please describe))**

The windows in Section C date back to 1955 and consist of mostly single pane windows. There are approximately 120 windows which are double pane windows.

**Age of Section (number of years since the Windows were installed or replaced) 64****Description of repairs, if applicable, in the last three years. Include year of repair:**

Some of the repairs have been due to broken windows and also caulking repairs have been done to prevent heat from venting to the outside of the areas.

**Window Section D****Is the District seeking replacement of the Windows Section? YES****Windows in Section (count) 103****Type of WINDOWS (e.g., Single Pane, Double Pane, Other (please describe))**

The windows in Section D date back to 1986 and total 103 windows. These consist mainly of single pane windows.

**Age of Section (number of years since the Windows were installed or replaced) 33****Description of repairs, if applicable, in the last three years. Include year of repair:**

The majority of the repair work done on these windows has been caulking on some of the edges of the window panes and the replacement of some windows which were broken.

**Window Section E****Is the District seeking replacement of the Windows Section? YES****Windows in Section (count) 8****Type of WINDOWS (e.g., Single Pane, Double Pane, Other (please describe))**

The windows in Section E date back to 2000 and consist of 8 windows. These windows are located in the four modular classrooms.

**Age of Section (number of years since the Windows were installed or replaced) 19****Description of repairs, if applicable, in the last three years. Include year of repair:**

The repair work which has been done to these windows and has consisted of weather stripping and caulking around some of the frames.

**Window Section F****Is the District seeking replacement of the Windows Section?****Windows in Section (count)****Type of WINDOWS (e.g., Single Pane, Double Pane, Other (please describe))****Age of Section (number of years since the Windows were installed or replaced)****Description of repairs, if applicable, in the last three years. Include year of repair:****Window Section G****Is the District seeking replacement of the Windows Section?****Windows in Section (count)****Type of WINDOWS (e.g., Single Pane, Double Pane, Other (please describe))****Age of Section (number of years since the Windows were installed or replaced)****Description of repairs, if applicable, in the last three years. Include year of repair:****Window Section H****Is the District seeking replacement of the Windows Section?****Windows in Section (count)****Type of WINDOWS (e.g., Single Pane, Double Pane, Other (please describe))****Age of Section (number of years since the Windows were installed or replaced)****Description of repairs, if applicable, in the last three years. Include year of repair:****Window Section I****Is the District seeking replacement of the Windows Section?****Windows in Section (count)****Type of WINDOWS (e.g., Single Pane, Double Pane, Other (please describe))****Age of Section (number of years since the Windows were installed or replaced)****Description of repairs, if applicable, in the last three years. Include year of repair:****Window Section J****Is the District seeking replacement of the Windows Section?****Windows in Section (count)**

**Type of WINDOWS (e.g., Single Pane, Double Pane, Other (please describe))**

**Age of Section (number of years since the Windows were installed or replaced)**

**Description of repairs, if applicable, in the last three years. Include year of repair:**

**MECHANICAL and ELECTRICAL SYSTEMS: Please provide a detailed description of the current mechanical and electrical systems and any known problems or existing conditions (maximum of 5000 characters).**

The mechanical and electrical systems were updated with the 1986 addition and renovations. The 2 steam boilers are 64 year old Fitzgibbons Scotch Marine fire tube boilers. Each boiler generates low pressure steam by utilizing dual fuel burners. Each boiler is provided with natural gas. Each boiler is cleaned and serviced yearly and repairs made as needed. Feed water is chemically treated which has extended the life of these boilers. The boilers are inspected by state boiler inspectors yearly. These boilers are beyond their life expectancy and should be replaced with more energy efficient models. Generally speaking, these boilers generate steam which is then condensed back to condensate and then distributed into the heating system. This process requires unnecessary energy. The heating units throughout the building are original and repairs are constantly needed. Parts are becoming very hard to find. The school's climate is not balanced, which has created areas that are cold and others that are warm. There is no air conditioning in this school with the exception of the auditorium, which has a rooftop fixed unit and the main office areas which have window units. The hot water supply pipes for the buildings heating system are in constant need of repair due to leaks caused by the overall age of the piping. The automatic temperature is of the pneumatic design. We recently installed wireless, digital thermostats to regulate building temperatures more effectively. The system is antiquated and should be replaced. This would allow for more accurate control of the heating plant. The electrical system is fed via a utility street pole. The primary line drops underground and runs to a pad mounted transformer. The main service panel is rated at 3000 amps, 120/208 volt, 3 phase, 4 wire and is manufactured by the Square D company. The main service switch is located in the electrical room of the 1988 addition. The overall condition of the electrical system is satisfactory. The building is also supported by a gas fired 115 Kw emergency generator which was replaced in 2007.

**Boiler Section 1**

**Is the District seeking replacement of the Boiler? YES**

**Is there more than one boiler room in the School? NO**

**What percentage of the School is heated by the Boiler? 100**

**Type of heating fuel (e.g., Heating Oil, Natural Gas, Propane, Other)**

Natural Gas (Has capacity of using #2 oil)

**Age of Boiler (number of years since the Boiler was installed or replaced) 64**

**Description of repairs, if applicable, in the last three years. Include year of repair:**

Broken tubes, broken controllers, blower motor replacements, and some safety devices failed and were replaced. We have also had numerous boiler supply lines fail and leak which resulted in many calls to our HVAC contractor for repairs. We have replaced 8 of 16 hot water pumps. The remaining 8 will be installed prior to FY2020. We have replaced multiple valves, controls, and diaphragms. Ongoing issues due to the age of the system has resulted in the building not having adequate heat and hot water on certain days. As a result, pipes have burst during the school day, requiring the school to be evacuated.

**Boiler Section 2**

**Is the District seeking replacement of the Boiler?**

**Is there more than one boiler room in the School?**

**What percentage of the School is heated by the Boiler?**

**Type of heating fuel (e.g., Heating Oil, Natural Gas, Propane, Other)**

**Age of Boiler (number of years since the Boiler was installed or replaced)**

**Description of repairs, if applicable, in the last three years. Include year of repair:**

**Boiler Section 3**

**Is the District seeking replacement of the Boiler?**

**Is there more than one boiler room in the School?**

**What percentage of the School is heated by the Boiler?**

**Type of heating fuel (e.g., Heating Oil, Natural Gas, Propane, Other)**

**Age of Boiler (number of years since the Boiler was installed or replaced)**

**Description of repairs, if applicable, in the last three years. Include year of repair:**

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**Boiler Section 4**

**Is the District seeking replacement of the Boiler?**

**Is there more than one boiler room in the School?**

**What percentage of the School is heated by the Boiler?**

**Type of heating fuel (e.g., Heating Oil, Natural Gas, Propane, Other)**

**Age of Boiler (number of years since the Boiler was installed or replaced)**

**Description of repairs, if applicable, in the last three years. Include year of repair:**

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**Boiler Section 5**

**Is the District seeking replacement of the Boiler?**

**Is there more than one boiler room in the School?**

**What percentage of the School is heated by the Boiler?**

**Type of heating fuel (e.g., Heating Oil, Natural Gas, Propane, Other)**

**Age of Boiler (number of years since the Boiler was installed or replaced)**

**Description of repairs, if applicable, in the last three years. Include year of repair:**

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**Boiler Section 6**

**Is the District seeking replacement of the Boiler?**

**Is there more than one boiler room in the School?**

**What percentage of the School is heated by the Boiler?**

**Type of heating fuel (e.g., Heating Oil, Natural Gas, Propane, Other)**

**Age of Boiler (number of years since the Boiler was installed or replaced)**

**Description of repairs, if applicable, in the last three years. Include year of repair:**

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**Boiler Section 7**

**Is the District seeking replacement of the Boiler?**

**Is there more than one boiler room in the School?**

**What percentage of the School is heated by the Boiler?**

**Type of heating fuel (e.g., Heating Oil, Natural Gas, Propane, Other)**

**Age of Boiler (number of years since the Boiler was installed or replaced)**

**Description of repairs, if applicable, in the last three years. Include year of repair:**

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**Boiler Section 8**

**Is the District seeking replacement of the Boiler?**

**Is there more than one boiler room in the School?**

**What percentage of the School is heated by the Boiler?**

**Type of heating fuel (e.g., Heating Oil, Natural Gas, Propane, Other)**

**Age of Boiler (number of years since the Boiler was installed or replaced)**

**Description of repairs, if applicable, in the last three years. Include year of repair:**

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**Boiler Section 9**

**Is the District seeking replacement of the Boiler?**

**Is there more than one boiler room in the School?**

**What percentage of the School is heated by the Boiler?**

**Type of heating fuel (e.g., Heating Oil, Natural Gas, Propane, Other)**

**Age of Boiler (number of years since the Boiler was installed or replaced)**

**Description of repairs, if applicable, in the last three years. Include year of repair:**

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**Boiler Section 10****Is the District seeking replacement of the Boiler?****Is there more than one boiler room in the School?****What percentage of the School is heated by the Boiler?****Type of heating fuel (e.g., Heating Oil, Natural Gas, Propane, Other)****Age of Boiler (number of years since the Boiler was installed or replaced)****Description of repairs, if applicable, in the last three years. Include year of repair:****Has there been a Major Repair or Replacement of the HVAC SYSTEM? NO****Year of Last Major Repair or Replacement:(YYYY) 1986****Description of Last Major Repair or Replacement:**

Some of HVAC system was updated with the 1986 Addition and Renovation. Two new burners were installed on the existing boilers in 2005. The system is repaired as needed.

**Has there been a Major Repair or Replacement of the ELECTRICAL SERVICES AND DISTRIBUTION SYSTEM? NO****Year of Last Major Repair or Replacement:(YYYY) 1986****Description of Last Major Repair or Replacement:**

Some of the Electrical System was updated with the 1986 Addition and Renovation. The system is repaired or replaced as needed.

**BUILDING INTERIOR: Please provide a detailed description of the current building interior including a description of the flooring systems, finishes, ceilings, lighting, etc. (maximum of 5000 characters).**

The building's floors are of various materials and range from carpet, VCT, and original wood. Some of the tile floors were upgraded in the 1986 addition. The original wood floors are still intact. The carpeted areas are being replaced as funds become available. The walls are plaster and Gypsum wall board throughout the buildings. Ceilings are a combination of plaster and drop-ceilings. Stairs and ramp construction was part of the 1986 addition and renovation project. The building has an elevator for access to all floors. We are in the process of upgrading to LED lighting as part of our Green Community grant.

**PROGRAMS and OPERATIONS: Please provide a detailed description of the current grade structure and programs offered and indicate whether there are program components that cannot be offered due to facility constraints, operational constraints, etc. (maximum of 5000 characters).**

Programs offered are in grades 5 through 8 and consist of the following: Students participate in daily learning activities in the areas of math, science, social studies language arts, and foreign languages in a full inclusion setting. During the week, students participate in physical education, library, computers, art and music. Students with severe disabilities receive their academic and behavioral services in a separate setting.

**EDUCATIONAL SPACES: Please provide a detailed description of the Educational Spaces within the facility, a description of the number and sizes (in square feet) of classrooms, a description of science rooms/labs including ages and most recent updates, a description of the cafeteria, gym and/or auditorium and a description of the media center/library (maximum of 5000 characters).**

The Middle School core educational spaces consist of 54 classrooms which average 910 sq.ft., a 3900 sq.ft. Media Center/Library, 4450 sq.ft. of Science Room/Labs, a 7200 sq.ft. 682 seat Auditorium, a 4300 sq.ft. cafeteria and an 11,000 sq.ft. Gymnasium. Some classrooms have had smart boards installed in them. White boards have been installed in some classrooms, and a recent capital project enabled us to cover existing chalkboards with white board film. Several of the science labs were updated in the 1986 renovation project.

**CAPACITY and UTILIZATION: Please provide the original design capacity and a detailed description of the**

**current capacity and utilization of the school facility. If the school is overcrowded, please describe steps taken by the administration to address capacity issues. Please also describe in detail any spaces that have been converted from their intended use to be used as classroom space (maximum of 5000 characters).**

The current student enrollment is 703. The capacity for the building is 875.

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**MAINTENANCE and CAPITAL REPAIR: Please provide a detailed description of the district's current maintenance practices, its capital repair program, and the maintenance program in place at the facility that is the subject of this SOI. Please include specific examples of capital repair projects undertaken in the past, including any override or debt exclusion votes that were necessary (maximum of 5000 characters).**

All of our preventive maintenance and work orders are entered into a web-based system, SchoolDude.

We have all of our feed water to our boilers treated by an outside vendor to help prevent corrosion in the boilers and thereby extending their life. We have the boilers cleaned, serviced, and tested on a yearly basis. All pumps and uni-vents are serviced quarterly and any malfunctions are corrected immediately. All floors are stripped and waxed annually. Gym floors are screened and re-coated on a yearly basis.

A five year Capital Repair Project list is updated and submitted to the Town through the School Committee annually. At this time, we are working together with the Town Manager and Finance Committee, exploring funding avenues to complete future capital projects in town. Since 2014, funds were allocated to provide a major upgrade to the security camera system; replace 2 roof top air handling/heating units for our locker rooms; replace a roof top air conditioning unit for the auditorium; install wireless, digital thermostats; repair heating system; replacement of carpets; sidewalk replacement; water pump motor drives; one phase of LED lighting; removal of the underground oil tank; swipe-card security access system; replace lockers; upgrade the phone system; replace the auditorium sound system and lighting; restore plaster ceilings; and replace the front doors to the school.

**Priority 5**

***Question 1: Please provide a detailed description of the issues surrounding the school facility systems (e.g., roof, windows, boilers, HVAC system, and/or electrical service and distribution system) that you are indicating require repair or replacement. Please describe all deficiencies to all systems in sufficient detail to explain the problem.***

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Currently, there is not adequate or sufficient insulation throughout the exterior walls of the school . This, combined with age and deterioration of the windows as described, are not providing the most comfortable learning environment for staff and students. The antiquated boilers are not operating at the most efficient level due to their age and life span. This has a dramatic effect on the cost to operate the building in the most efficient and is creating costly repairs with each passing year due to their age and inefficiency.

The heating system in the building is currently operating through a pneumatic control system that too is antiquated and not efficient. The recommendation is to update the system to operate via a direct digital controlled system which can detail climate control at a very detailed level throughout the entire building and changes to the climate conditions can be done as needed and immediately.

The proposed window replacements will also improve energy efficiency and provide a substantial cost savings on an immediate basis throughout the school. The recommended window replacements should be with done with dual insulated windows in all affected areas to improve efficiency and performance of the boiler heating system.

**Priority 5**

***Question 2: Please describe the measures the district has already taken to mitigate the problem/issues described in Question 1 above.***

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The Middle School went through an entire lighting retrofit in 2001. All existing lights and ballasts both interior and exterior were replaced with more energy efficient models. In 2007, we began to replace non-working burners and motors with a those of a higher efficiency rating. When the roof was replaced in 2007, insulation was installed on the decking. In 2017 we replaced the VFD drives in fourteen hot water pumps at the Middle School. In addition, in 2018 we began a florescent lighting replacement project to replace existing lights with more energy efficient LED lighting in classrooms and the exterior perimeter of the school.

In 2017, wireless thermostats were also installed in classrooms which resulted in a more efficient and consistent classroom temperature throughout the academic areas. The district will continue to partner with National Grid, Energy Conservation and EverSource Gas to implement more energy and cost efficient measures moving forward thru the coming year. These cost saving measures which have been implemented have improved the overall energy efficiency performance of the school.

**Priority 5**

***Question 3: Please provide a detailed explanation of the impact of the problem/issues described in Question 1 above on your district's educational program. Please include specific examples of how the problem prevents the district from delivering the educational program it is required to deliver and how students and/or teachers are directly affected by the problem identified.***

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The main impact of these issues is that we are not able to provide a comfortable space in which our children learn. The heating system is antiquated and needs to be replaced. The climate throughout the building is not balanced and areas can be quite cold, while other areas are overheating. We have many children with health situations, and often need to make accommodations for warm or cold temperatures.

The age of windows and the brittle condition of the panes and casings pose a safety risk to our students and staff.

The many additions that have been added to this building over the years have resulted in the building being very difficult for the students, staff, and the community to navigate.

**Priority 5**

*Question 4: Please describe how addressing the school facility systems you identified in Question 1 above will extend the useful life of the facility that is the subject of this SOI and how it will improve your district's educational program.*

This building's original wing was first opened in 1905 and has several additions. With all the additions added over the years, it is very difficult to maintain the proper climate in this building. The boiler, windows, and doors are antiquated and have deteriorated.

**Please also provide the following:**

**Have the systems identified above been examined by an engineer or other trained building professional?:**

YES

**If "YES", please provide the name of the individual and his/her professional affiliation (maximum of 250 characters):**

Garcia and Galuska Consulting Engineers

**The date of the inspection:** 12/2/1996

**A summary of the findings (maximum of 5000 characters):**

The electrical distribution system is satisfactory, but new distribution equipment should be installed to accommodate added computer loads in the instructional areas. The present emergency lighting system is adequate. However, it is recommended that the emergency system be updated for compliance with life safety codes and standards requiring 2 hour rated enclosures for equipment. The current fire alarm system should be retrofitted with new ADA approved devices. In addition, new strobe horns should be installed in toilet rooms and classrooms. The master clock system is archaic and should be replaced. The intercom system should also be replaced throughout the entire structure. Additional security cameras should be added throughout the entire building as well as the exterior of the complex. This system should be tied into the district's IT equipment for remote access capabilities.

## REQUIRED FORM OF VOTE TO SUBMIT AN SOI

### REQUIRED VOTES

If the SOI is being submitted by a City or Town, a vote in the following form is required from both the City Council/Board of Aldermen **OR** the Board of Selectmen/equivalent governing body **AND** the School Committee.

If the SOI is being submitted by a regional school district, a vote in the following form is required from the Regional School Committee only. FORM OF VOTE Please use the text below to prepare your City's, Town's or District's required vote(s).

### FORM OF VOTE

Please use the text below to prepare your City's, Town's or District's required vote(s).

Resolved: Having convened in an open meeting on \_\_\_\_\_, prior to the closing date, the \_\_\_\_\_ *[City Council/Board of Aldermen, Board of Selectmen/Equivalent Governing Body/School Committee]* of \_\_\_\_\_ *[City/Town]*, in accordance with its charter, by-laws, and ordinances, has voted to authorize the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest dated \_\_\_\_\_ for the \_\_\_\_\_ *[Name of School]* located at \_\_\_\_\_ *[Address]* which describes and explains the following deficiencies and the priority category(s) for which an application may be submitted to the Massachusetts School Building Authority in the future

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\_\_\_\_\_ ; *[Insert a description of the priority(s) checked off on the Statement of Interest Form and a brief description of the deficiency described therein for each priority];* and hereby further specifically acknowledges that by submitting this Statement of Interest Form, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval of an application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the City/Town/Regional School District to filing an application for funding with the Massachusetts School Building Authority.

**CERTIFICATIONS**

The undersigned hereby certifies that, to the best of his/her knowledge, information and belief, the statements and information contained in this statement of Interest and attached hereto are true and accurate and that this Statement of Interest has been prepared under the direction of the district school committee and the undersigned is duly authorized to submit this Statement of Interest to the Massachusetts School Building Authority. The undersigned also hereby acknowledges and agrees to provide the Massachusetts School Building Authority, upon request by the Authority, any additional information relating to this Statement of Interest that may be required by the Authority.

**Chief Executive Officer \***

**School Committee Chair**

**Superintendent of Schools**

\_\_\_\_\_

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(signature)

Date

Date

Date

\* Local Chief Executive Officer: In a city or town with a manager form of government, the manager of the municipality; in other cities, the mayor; and in other towns, the board of selectmen unless, in a city or town, some other municipal office is designated to the chief executive office under the provisions of a local charter. Please note, in districts where the Superintendent is also the Local Chief Executive Officer, it is required for the same person to sign the Statement of Interest Certifications twice.



**Adam Gaudette**

---

**From:** David Doneski <~~DDoneski@k-plaw.com~~>  
**Sent:** Tuesday, November 27, 2018 11:41 AM  
**To:** Adam Gaudette  
**Cc:** Jim Sheehan; Jeanne Gniadek; Sharon Susienka  
**Subject:** FW: Slaughterhouse Application - APR Land

Adam,

I have reviewed the materials relating to the proposal for the landowner's operation of a so-called custom slaughterhouse on the property at 1316 Hill Street, which is subject to an Agricultural Preservation Restriction held by the Commonwealth of Massachusetts and the Town of Northbridge, as co-holder. You have asked whether the proposed use is consistent with the Restriction or prohibited by the terms of the Restriction. In my view, the slaughterhouse could be seen as a form of agricultural use consistent with the stated "intent" of the Restriction: "the perpetual protection and preservation of agricultural lands." (subsection A(4)) However, the Department of Agricultural Resources has taken the position that this use is not allowed by right under the Restriction and therefore requires approval of both the Commonwealth and the Town as a change in land use, pursuant to subsection C(1) of the Restriction. That subsection includes the following:

Prior to making an application for approval under this section, the Grantor shall have obtained all other applicable permits that are obtainable, including the approval of the co-holder if the Restriction is so held.

This co-holder approval is a threshold approval, under the Restriction itself, and is in addition to any regulatory approvals required from Town boards or commissions, such as the Board of Health. Section C of the Restriction states that where it is jointly held with a municipality it shall be administered at the Town level by the Board of Selectmen and Conservation Commission. (page 4) Accordingly, it is my opinion that the threshold approval under the Restriction is a matter within the authority of both the Board and the Commission, requiring the affirmative action of each body. In my view, consideration of the matter of approval could be undertaken at a joint meeting of the Board and Commission or by each body separately. To help ensure action based on the same information and understanding of the proposal, I would recommend a joint meeting approach.

Please contact me if you have any further questions.

David J. Doneski, Esq.  
KP | LAW  
101 Arch Street, 12th Floor  
Boston, MA 02110  
~~OX(817)568-800X~~  
F: (617) 654 1735  
~~ddoneski@k-plaw.com~~  
[www.k-plaw.com](http://www.k-plaw.com)

This message and the documents attached to it, if any, are intended only for the use of the addressee and may contain information that is PRIVILEGED and CONFIDENTIAL and/or may contain ATTORNEY WORK PRODUCT. If you are not the intended recipient, you are hereby notified that any dissemination of this communication is strictly prohibited. If you have received this communication in error, please delete all electronic copies of this message and attachments thereto, if any, and destroy any hard copies you may have created and notify me immediately.

---

**From:** David Doneski  
**Sent:** Tuesday, November 20, 2018 11:34 AM  
**To:** 'Adam Gaudette' <agaudette@northbridgemass.org>  
**Cc:** Jim Sheehan <jsheehan@northbridgemass.org>; Jeanne Gniadek <jgniadek@northbridgemass.org>; Sharon Susienka



## Application to build a custom slaughterhouse on the farm

### Objective:

- a) Build and operate a small custom slaughterhouse that will benefit our farm, other local farmers, and the local community. Remodel the existing structure (Existing storage facility) to build a custom slaughterhouse.
- b) Bring locally raised meat products from pasture to table.
- c) Slaughter livestock and poultry for the exclusive use of the owner of the animal.
- d) The slaughtered animals are not sold at wholesale, nor retail.
- e) The size of the custom slaughterhouse will be about 3000 sqf.
- f) The facility will include a concrete floor and easy to clean and sanitize walls.
- g) The facility will include all the necessary equipment to run the operation.
- h) The facility will include refrigerators to chill and store carcasses.
- i) The facility will include a holding pen to hold the animals until they're slaughtered.
- j) The facility will include a parking lot to accommodate the customers.
- k) The existing barn (on the left side) will hold the animals for the customers to pick from.
- l) All animals are slaughtered in human way, and under sanitary standards that are fit for human food.
- m) The facility will have Power supply and hot water system.
- n) A septic system will be built to support the operation of the facility.
- o) Hide and offal will be hauled away.
- p) The facility will comply with all local, state, and federal regulations.

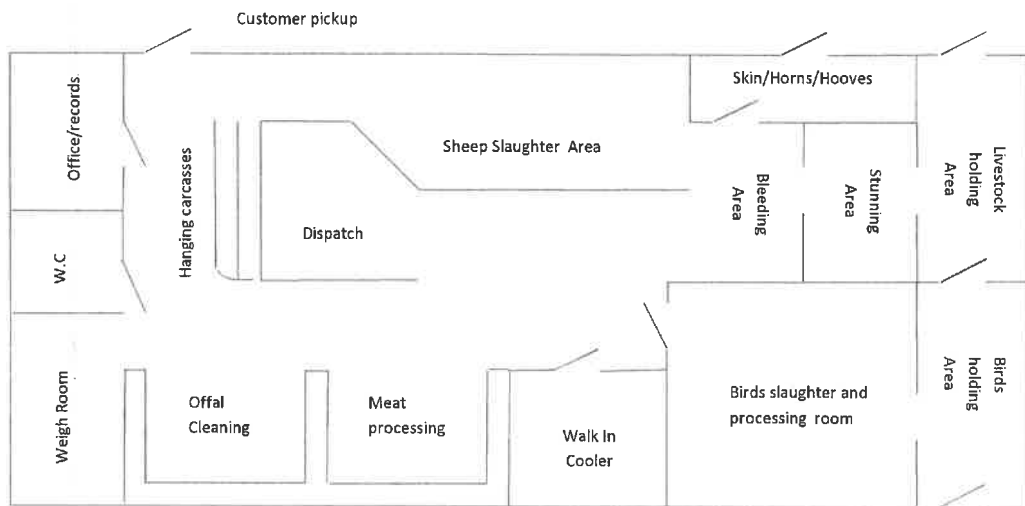
### How it works:

The customers would select live animals from the barn. The selected animals are moved to the holding pen within the slaughterhouse awaiting their turn to be slaughtered. Once slaughtered the animals would be cut the way the customers desired and packaged accordingly.

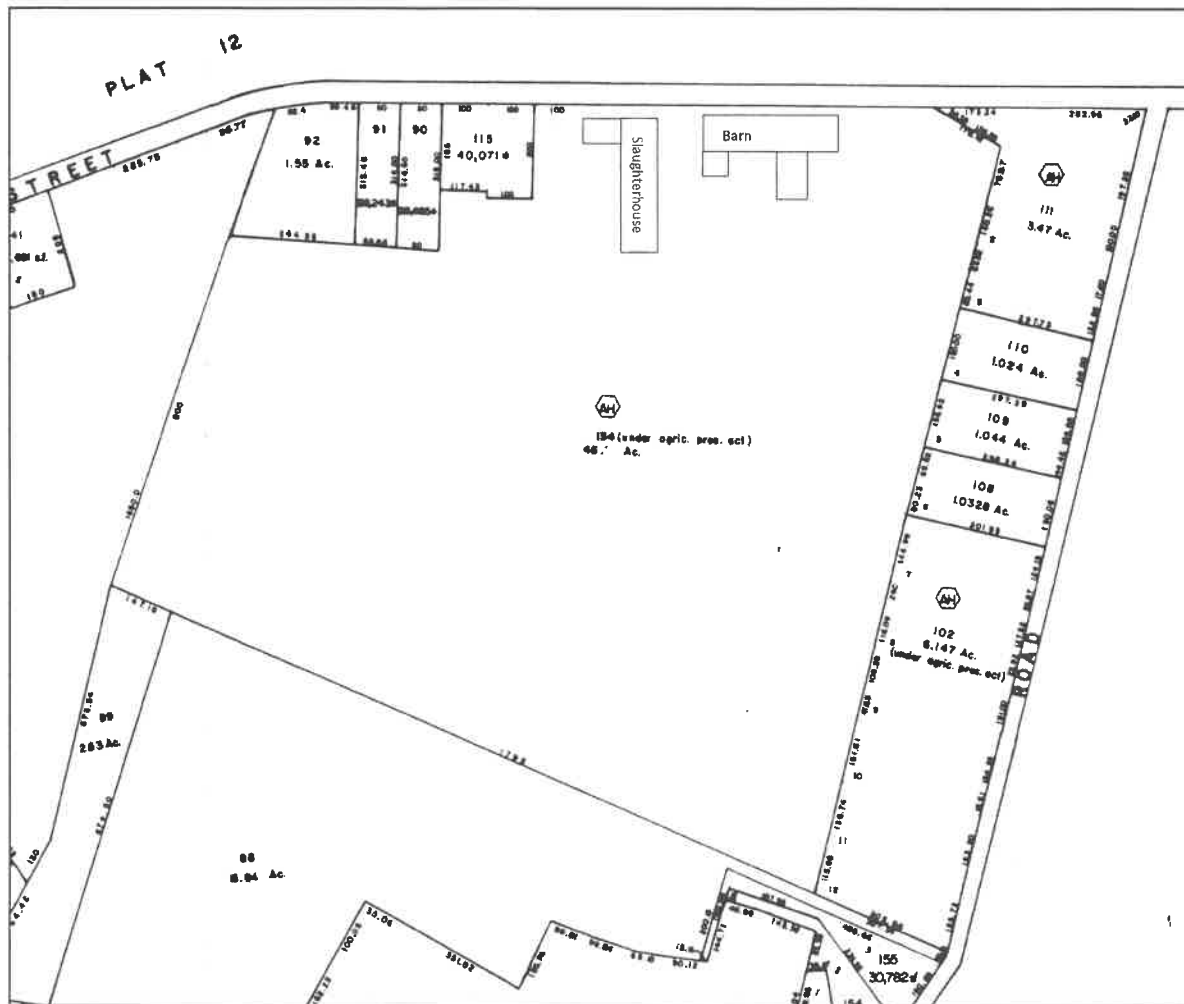
### Processing projections:

4 sheep per week.  
100 chickens per week  
4 turkeys per week

### Slaughterhouse projected floor layout:



Slaughterhouse and Farm map:



## Custom Slaughterhouse

### Discussion Action Items - Minimum Requirements for Board of Health approval:

**On-Site Sewage Disposal System** – applicant shall conduct soils testing to determine if an on-site sewage disposal system can be located on this property. Applicant’s engineer shall obtain DEP approval for design criteria as “slaughterhouse” is not listed with established design guidelines (how many GPD?)

**Site Plan** – note location and size of parking lot, sewage disposal system, utilities (including water service – municipal water?), location of barn(s) – include wetlands, fenced in areas, dumpster location, etc.

**Building Plans** – Provide engineered plans noting size of facility, means of egress, finish schedule, spec sheets for equipment (refrigeration – must be NSF approved)

**Waste Removal** – Size and location of dumpster; how often emptied; hauler contract for removal of offal – where disposed (will contents be refrigerated/frozen until disposal) – concern of odor, maggots, rodents, etc.

**Use by Others** – Application notes “other local farmers” – slaughterhouse is available to other animal owners? Show on site plan location of entrance/off-loading areas for those that may bring their own animals here for slaughter. Does this change use to “commercial”?

**Zoning** – obtain written approval from the Zoning Officer (use by others considered commercial facility?)

**MDPH Application** – provide copy of application submitted to MDPH for custom slaughterhouse

**APR** – Provide Town and Dept. of Agriculture approval for use of this APR restricted land to be utilized as a custom slaughterhouse.

*NOTES – other considerations?*

- *No one is on-site at this location*
- *Past issues of farm animals (sheep and chickens) in roadway*
- *Recent incident of a lost puppy from this farm (found in woods)*
- *Hours of operation –if slaughtering occurs at end of week – when will entrails be removed from site??*

COMMONWEALTH OF MASSACHUSETTS  
AGRICULTURAL PRESERVATION RESTRICTION

I, ~~(NAME)~~ John I. Riedle and Arlene G. Riedle, of  
 Northbridge, Mass., Worcester County, Massachusetts (the  
 "Grantor"), being married (or an individual, trust or corporation  
 organized...), with an address at 1294 Hill Street, Northbridge, Mass.

for consideration of Twenty Seven Thousand Dollars  
 (\$ 27,000.00 ) paid, grant to the Commonwealth of Massachusetts  
 acting through the Commissioner of Food and Agriculture (the  
 "Commissioner") with an address at 100 Cambridge Street, Boston,  
 Massachusetts, its successors and assigns (the "Grantee"), and the  
 Town of Northbridge acting through  
 its Conservation Commission an Agricultural Preservation Restriction  
 (the "Restriction") in perpetuity on those parcels of land located  
 in the Municipality of Northbridge and described in Exhibit A  
 attached hereto and incorporated herein by reference (the "Premises")  
 in accordance with the following terms and conditions:

A. The Grantor covenants for themselves, their heirs,  
 devisees, legal representatives, successors and assigns, that the  
 Premises will at all times be held, used and conveyed subject to,  
 and not used in violation of, the following restrictions as said  
 restrictions may be limited or affected by the provisions of  
 Paragraph B below:

- (1) No building, residential dwelling, tennis court, artificial swimming pool, asphalt driveway, road, parking lot, mobile home, utility pole, tower, conduit or line or other temporary or permanent structure or improvement requiring construction shall be constructed, placed or permitted to remain on the Premises, except structures existing on the Premises at the time of the execution of this Restriction.
- (2) No loam, peat, gravel, soil, sand, rock or other mineral resource, or natural deposit shall be excavated, dredged, or removed from the Premises unless approved by the Grantee under Section C, herein.

- (3) No soil, refuse, trash, vehicle bodies or parts, rubbish, debris, junk, waste, low level radioactive or hazardous waste or other substance or material whatsoever shall be placed, stored, dumped or permitted to remain on the Premises except in connection with the agricultural use of the Premises.
- (4) No use shall be made of the Premises, and no activity thereon shall be permitted which is or may be inconsistent with the intent of this grant, being the perpetual protection and preservation of agricultural lands. No activity, including, but not limited to, drainage or flood control activities shall be carried on which is detrimental to the actual or potential agricultural use of the Premises, or detrimental to water conservation, soil conservation, or to good agricultural and/or forestry management practices or which is otherwise wasteful of the natural resources of the Commonwealth of Massachusetts.
- (5) No structure or land upon which it is situated shall be sold separately or otherwise severed from the Premises or subsequent farm unit which is subject to this Restriction unless such land is released from this Restriction by the procedures established by Section 32 of Chapter 184 as amended.
- (6) No use or development of the Premises other than for agricultural purposes shall be permitted, except that in accordance with the procedures set forth under Section C herein the Grantee may in its discretion approve the construction and/or placement of one or more dwelling unit(s) on the Premises.
- (7) No subdivision or division of the Premises or any portion thereof into two or more lots shall be permitted, except that in accordance with the procedures set forth under Section C herein the Grantee may in its discretion approve such division land as it deems necessary to further the purposes of this Restriction and General Laws Chapter 184 and 132A.

B. Notwithstanding any provision of this instrument to the contrary, the Grantor hereby reserves to and for themselves and their heirs, devisees, legal representatives, successors and assigns all other customary rights and privileges of ownership including the right to privacy and to carry out regular agricultural practices, and the right to conduct or permit the following activities on the Premises:

- (1) The maintenance and use of existing trails and farm and wood roads on the Premises, substantially in their present condition or as reasonably necessary for the uses thereof or hereinafter permitted.

- (2) The construction or placing of buildings or structures for agricultural purposes, including buildings for related retail sales, structures for housing seasonal agricultural employees or other agriculturally related purposes, all subject to the prior written approval of the Grantee as provided in Paragraph C hereof.
- (3) The installation, maintenance, repair, replacement, removal and relocation of utility facilities and services over the Premises for the purpose of providing utility services to the Premises and unrestricted land of the Grantor as shown on Exhibit B attached hereto and incorporated by reference, and the right to grant easements over the Premises for such utility purposes in accordance with the provisions of Massachusetts General Laws, Chapter 184, Section 32. As used herein, the term "utility facilities and services" shall not include sanitary disposal systems serving any residential or non-residential use of land.

C. The parties hereby covenant and agree that prior to the construction of any building or structure provided for in Paragraph B (2) and for all other approvals required from the Grantee relative to this Restriction, the following procedure shall be followed:

- (1) The Grantor shall notify the Grantee, in writing of any intended use or intent to engage in any activity when such use or activity (including construction) requires approval hereunder, and shall submit to the Grantee plans and such other information as the Grantee requires to reasonably determine that the use, activity, structure or building is consistent with the purpose of this Agricultural Preservation Restriction. Prior to making an application for approval under this section, the Grantor shall have obtained all other applicable permits that are obtainable, including the approval of the co-holder if the Restriction is so held.
- (2) The Grantee shall approve, with or without conditions, only upon finding that a) the proposed use, activity, structure or building is authorized by this Agricultural Preservation Restriction General Laws Chapter 184 and 132A, b) that said use, activity, structure or building shall not defeat or derogate from the intent of this Agricultural Preservation Restriction to provide for the perpetual protection and preservation of agricultural lands, and c) in the case of a co-holder that the co-holder has made findings under a and b



of this paragraph. If based on said findings, the Grantee shall approve, or approve with conditions said request, it shall issue a certificate of approval suitable for recording. Said certificate shall include the language of Paragraph A, (5) of this restriction. If the Grantee is unable to make the findings necessary for approval it shall state in writing its reason therefore to the Grantor.

- (3) The Grantee reserves the right to inspect approved use, activity, structure or building for conformity with its Certificate of Approval. In the case of a building or structure, upon its satisfactory completion in accordance with said approval, the Grantee shall issue to the Grantor a Certificate of Completion in recordable form, which when executed by the Commissioner of Food and Agriculture and duly recorded shall be binding on all co-holders of this restriction.

The foregoing Restriction is authorized by Massachusetts General Laws Chapter 184, Sections 31 through 33, and Chapter 132A, Sections 11A through 11D, and otherwise by law, and is intended to insure the protection and preservation of agricultural lands.

This Agricultural Preservation Restriction shall be administered on behalf of the Grantee by the Commissioner, or if jointly held with a municipality, jointly and severally, by the Board of Selectmen and Conservation Commission or where no such conservation commission has been established, as otherwise provided by General Laws, Chapter 132A, Section 11A. This restriction shall be enforced by the Grantee as it in its sole discretion may decide. Nothing herein shall impose upon the Grantee any duty to maintain or require that the Premises be maintained in any particular state or condition, notwithstanding the Grantee's acceptance hereof.

The Agricultural Preservation Restriction hereby conveyed does not grant to the Grantee, to the public, or to any other person any right to enter upon the Premises, except that the Grantor hereby grants to the Grantee and its successors at law thereto, the right to enter the Premises in a reasonable manner and at reasonable times, for the purpose of inspecting the Premises to determine compliance herewith, of enforcing this Agricultural Preservation Restriction, or of taking any and all actions with

respect to the Premises as may be necessary or appropriate with or without order of court, to remedy or abate any violation hereof. The rights hereby granted shall be in addition to, and not in limitation of, any other rights and remedies available to the Grantee for enforcement of this Agricultural Preservation Restriction.

The Agricultural Preservation Restriction hereby imposed is in gross and is not for the benefit of or appurtenant to any particular land and shall be assignable to any other governmental or any non-governmental non-profit organization whose purposes include conservation of natural areas. The burden of this Agricultural Preservation Restriction hereby imposed shall run with the Premises and shall be binding upon all future owners of any interest therein. This restriction may only be released, in whole or in part, by the Grantee by the procedures established by Section 32 of Chapter 184 of the General Laws, as amended.

If any section or provision of the restriction shall be held to be unenforceable by any court of competent jurisdiction, this restriction shall be construed as though such section had not been included in it. If any section or provision of the restriction shall be subject to two constructions, one of which would render such section or provision invalid, then such section or provision shall be given the construction that would render it valid. If any section or provision of this deed is ambiguous, it shall be interpreted in accordance with the policy and provisions expressed in the General Laws, Chapter 184, Sections 31 through 33 and General Laws, Chapter 132A, Sections 11A through 11D and the regulations promulgated in accordance with said Chapters.

This instrument is not a deed. It does not purport to a transfer of a fee interest to the Grantee. No Massachusetts deed excise tax stamps are affixed hereto as none are required by General Laws Chapter 64D, Section 1 as amended.

WITNESS the execution hereof under seal this 24th day of

May, 1982.

John I. Riedle  
Alise Riedle

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

May 24, 1982

Then personally appeared the above-named John I. Riedle and Alise Riedle and acknowledged the foregoing instrument to be his free act and deed, before

Sheila M. Souza  
Notary Public Sheila M. Souza  
My commission expires: April 19, 1985

APPROVAL OF THE

COMMONWEALTH OF MASSACHUSETTS

The undersigned Commissioner of Food and Agriculture of the Commonwealth of Massachusetts hereby certifies that the foregoing Agricultural Preservation Restriction granted by John I. Riedle and Alise Riedle to the Comm. of Massachusetts and the Municipality of Northbridge with respect to parcels of land located in Northbridge Massachusetts described therein has been approved in the public interest pursuant to Massachusetts General Laws, Chapter 184, Section 32 through 33 and Chapter 132A, Section 11A through 11D.

Date June 11, 1982

COMMONWEALTH OF MASSACHUSETTS

By: Fredric Whiting  
Commissioner of Food and Agriculture

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

June 11, 1982

Then personally appeared the above-named Fredric Whiting and acknowledged the foregoing to be his free act and deed, before me.

John M. Devine  
Notary Public  
My Commission Expires: 11/1/82

Approved as to Form  
Department of the Attorney General

Approved in accordance  
with Chapter 579 of the  
Acts of 1980, as amended.

By: T. David Kafter

By: [Signature]  
Deputy Commissioner of  
Capitol Planning and  
Operations

Date: 10/13/82

Date: 13 sept 82

APPROVAL OF THE  
MUNICIPALITY OF NORTHBRIDGE

We, the Board of Selectmen (~~City Council~~) of the Town (~~City~~)  
of Northbridge, hereby approve the acceptance of the foregoing  
Agricultural Preservation Restriction granted by

John I. Riddle to the Town (City)  
of \_\_\_\_\_ with respect to parcels of land located in Northbridge  
, Massachusetts described therein in the public interest  
pursuant to Massachusetts General Laws, Chapter 184, Sections 31  
through and including 33 and, Chapter 132A, Sections 11A through  
11D.

Date: August 18, 1982

BOARD OF SELECTMEN  
CITY COUNCIL

J. Alfred Benoit  
Chairman

Donald F. White Jr.  
Cassie Rafferty

Verna Baskin

Raymond P. Young

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

August 18, 1982

Then personally appeared the above-named J. Alfred Benoit  
and acknowledged the foregoing to be his free act and deed,  
before me.

Henry J. Lane  
Notary Public  
My Commission Expires: Nov. 3, 1983

## EXHIBIT A

The land with the buildings thereon situated on Kelly Road in the Town of Northbridge being a farm of about 47 acres of land bounded and described as follows:

Beginning on the westerly side of the said road; Thence by a wall and land now or formerly of Della Rice, 14 rods to a brook;

Thence S. 78° W. by land now or formerly of one Rice, 50 rods and 13 links, and by a wire fence and wall to the end of the Wall;

Thence S. 21° W., by said Rice land to a white oak tree;

Thence S. 25° E., by a wall and fence to a corner of land now or formerly of one Martin;

Thence easterly by said Martin land, and now or formerly of one Gill to a corner of a wall;

Thence easterly by land now or formerly of Irving and Grace Fisher as deeded to them in Book 3645, Page 226 to said Hill Street;

Thence crossing said road to the northwest corner of land now or formerly of Cornelia Kuekan;

Thence easterly by said Taft land to now or formerly of I. Plummer Adams;

Thence northerly by said Adams land to land now or formerly of Elizabeth A. Moffit;

Thence westerly and wouthwesterly by said Moffit land to the said road, crossing said road to the place of beginning.

Excepting and reserving however from this conveyance such portion of said parcel as is used as a highway.

Excepting therefrom the following parcels previously conveyed by Domenic Bozzini, trustee of the Hill Street Realty Trust as follows:

To John J. McCarthy, Jr. et ux by deed Dated November 5, 1970, recorded said Deeds Book 5077 Page 14 (pl. Bk. 342-Plans 28 & 29)

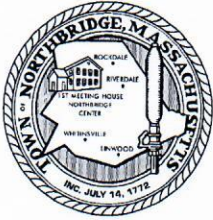
To Francis X. Mathieu, by deed dated June 5, 1973, recorded with said Deeds Book 5225 Page 425 (Pl. Bk. 364-Pl. 59)

To Valmore L. & Margaret T. Mathieu by deed dated June 5, 1973, recorded with said Deeds Book 5225, Page 426 (Pl. Bk. 364, Pl. 60)

To Raymond J. Girard et ux by deed dated May 9, 1972, recorded with said deeds Book 5230, Page 268 (Pl. Bk. 357, Pl. 30); and

To James Gentilotti et al by deed of Gladys Boxxini & Richard K. Anderson, Trustees, dated August 30, 1975, recorded with said deeds in Book 5842, Page 217 (Pl. Bk. 357, Pl. 30)

Recorded DEC 21 1982 at 11:35 AM



TOWN OF NORTHBRIDGE  
**BOARD OF HEALTH**

Aldrich School Town Hall Annex - 14 Hill Street  
Whitinsville, MA 01588  
Phone# (508) 234-3272 Fax# (508) 234-0821

## MEMORANDUM

January 16, 2019

To: Adam Gaudette, Town Manager

From: Paul R. McKeon, Chairman, Board of Health *PRM/jmg*

Subject: **Custom Slaughterhouse Application – 1316 Hill Street**

---

Please be advised that the Northbridge Board of Health on Monday, January 14, 2019, met with Mr. Mustafa Harrati, owner of land under an APR restriction at 1316 Hill Street, to discuss his proposed plans to construct a custom slaughterhouse at this location.

The Board of Health voted to recommend that the Northbridge Board of Selectmen and the Northbridge Conservation Commission, as co-holders of the APR restriction, **NOT SUPPORT** this application.

The reasons for this recommendation are based on a history of non-compliance with this property owner. Several items of concern that were raised include the following:

- Property taxes in excess of \$7,800 are owed to the Town of Northbridge
- Complaints of animals in the roadway causing a hazard went un-resolved for over a year
- Notices for renewal of barn permits go unanswered – several attempts are necessary
- Letters sent Certified Mail are “unclaimed”
- Large manure pile on property was observed (in fact at the time of the inspection a dog was lying on top of this manure pile)
- He continues to use a chicken cart despite being told that its use does not provide proper shelter for the chickens
- Dogs remain on property unlicensed; it is unknown if these dogs have rabies vaccinations
- Sheep hooves were documented as being overgrown by the MSPCA

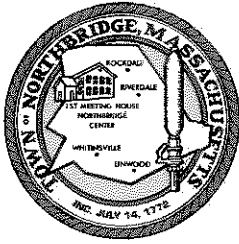
I think you must agree with the Board that there is a history of non-compliance by this property owner in the care and maintenance of this property, these animals and his responsibilities to the Town in general.

A slaughterhouse is considered a noisome trade and therefore we expect that the issues and concerns at this location will surely multiply and Mr. Harrati’s non-compliance will only increase.

If you have any questions regarding the Board’s concerns noted above, please feel free to contact me.

PRM/jmg

C: BOS, NCC



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

7 MAIN STREET  
WHITINSVILLE, MASSACHUSETTS, 01588  
Phone: 508-234-2001 • Fax 508-234-0813

Doreen A. Cedrone, CMC, CMMC  
Town Clerk  
[dcedrone@northbridgemass.org](mailto:dcedrone@northbridgemass.org)

Linda B. Zywiec  
Assistant Town Clerk  
[lzywiec@northbridgemass.org](mailto:lzywiec@northbridgemass.org)



TO: Sharon Susienka, Assistant to the Town Manager  
FROM: Doreen A. Cedrone, Town Clerk  
DATE: January 8, 2019  
SUBJECT: Board of Selectmen notice to Town Clerk regarding an election for vacancies  
In Town Offices (per MGL Chapter 41, Section 10)

Sharon, as Town Clerk, I certify that, at this time, we have the following vacancies on elected Town boards/committees, and upon receipt of notice from the Board of Selectmen, we will include these seats on the ballot for the May 21, 2019 Annual Town Election:

**School Committee:** 2-year term 1 Seat (expires 2021)  
Vacancy created by Joseph Richards, who resigned in 6/2018, unexpired term.

**School Committee:** 1-year term 1 Seat (expires 2020)  
Vacancy created by Alicia Cannon, who resigned after being elected to BOS in 5/2018, unexpired term.

**Planning Board:** 1-year term 1 Seat (expires 2020)  
Failure to elect at the May 2018 Annual Town Election.

**Housing Authority:** 4-year term 1 Seat (expires 2023)  
Failure to elect at the May 2018 Annual Town Election.

**Housing Authority:** 2-year term 1 Seat (expires 2021)  
Failure to elect at the May 2018 Annual Town Election.

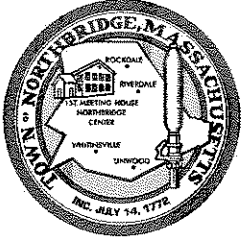
**Redevelopment Authority:** 4-year term 1 Seat (expires 2023)  
Failure to elect at the May 2018 Annual Town Election.

**Redevelopment Authority:** 3-year term 1 Seat (expires 2022)  
Failure to elect at the May 2018 Annual Town Election.

**Redevelopment Authority:** 1-year term 1 Seat (expires 2020)  
Failure to elect at the May 2018 Annual Town Election.

Thank you, Sharon!

Doreen

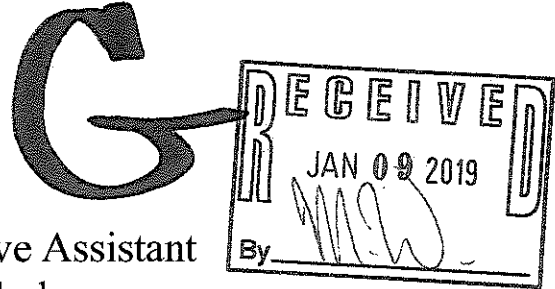


**TOWN OF NORTHBRIDGE  
OFFICE OF THE TOWN CLERK**

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

Doreen A. Cedrone, CMC, CMMC  
Town Clerk  
[dcedrone@northbridgemass.org](mailto:dcedrone@northbridgemass.org)

Linda B. Zywień, CMC  
Assistant Town Clerk  
[lzywień@northbridgemass.org](mailto:lzywień@northbridgemass.org)



To: Melissa Wetherbee, Administrative Assistant  
From: Linda Zywień, Assistant Town Clerk  
Date: January 9, 2019  
Subject: Request for Banner to be hung on Church Street

---

Melissa, I am respectfully requesting the following time slot to hang our election banner across Church Street to announce the May 21, 2019 Annual Town Election:

**Sunday, May 12, 2019 – Sunday, May 26, 2019**

At this time, there are no other elections scheduled for 2019.

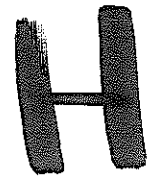
Thank you,

*Linda*

*Available ✓*



*Know all Men by These Presents,*



That the Town of Northbridge, in the County of Worcester and Commonwealth of Massachusetts, in consideration of Three Thousand Two Hundred Dollars, paid by **Barbara A. Helstrom, of ~~403 Kelly Road, Northbridge, MA~~** the receipt of which is hereby acknowledged, does sell and convey to said Barbara A. Helstrom, that certain cemetery **Lot No. 51, two full burial plots, situated on the way called Walnut Ave South, in the Pine Grove Cemetery,** and the sole and exclusive right of burial of the dead therein, subject to the following rules and restrictions for the regulation and government of said Cemetery; viz:

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

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

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

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

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

IN WITNESS WHEREOF, the said Town of Northbridge has caused these presents to be signed and sealed by its Board of Selectmen, this 28<sup>th</sup> day of January, in the year of our Lord Two Thousand Nineteen.

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# Why is Lasell Field Important?



**Memorial to John Whitin Lasell**

# Why is Lasell Field Important?



- ★ **A Centerpiece to the Northbridge Community**
- ★ **A Home to both MS and HS Activities**

# What Do We Teach Our Kids Every Day?

**R**esponsible  
**A**chievement  
**M**utual Respect  
**S**ervice













**Are we honoring  
John W. Lasell?**



**Are we showing  
RAMS Pride?**







**Specific List of Issues**

- 1) **Grass** is beyond repair; sparse, sinkholes, mud
- 2) **Goal posts** are rusted
- 3) **Goal posts** are on the field of play
- 4) **Bleachers** are not to code
- 5) **Field** does not support  
full soccer field
- 6) **Track** is beyond repair and  
cannot hold track meets
- 7) **Sprinklers** need repair
- 8) **Lights** are past their useful life



## Specific List of Issues

# Who uses the Field?

## Middle School

Gym Class

Track

Soccer - Boys

Soccer - Girls

Football

Field Hockey

## HS - JV

Track

Soccer - Boys

Soccer - Girls

Football

Field Hockey

Lacrosse - Boys

Lacrosse - Girls

## HS - Varsity

Track

Soccer - Boys

Soccer - Girls

Football

Field Hockey

Band

Lacrosse – Boys

Lacrosse - Girls

## Other

\*Youth Sports  
Community

\* Limited today given amount condition of the field

What are we  
risking?  
What is our  
Opportunity?

- Safety of our kids
- Usage - Ability to Play
- Community Pride & Engagement
- Property Values - Family Selling Point/Investment in Town
- **Appropriately honoring John W. Lasell**



How do we compare to other towns?



How do we compare to other towns?



**How do we compare to other towns?**

## AND the List Continues.....

**Shepard Hill Oakmont Groton Dunstable Marlborough Wachusett Nashoba Tantasqua**

*"This is the best investment ever made in athletics at Doyle Field. We can play in any kind of weather, no rainouts, and all four sports teams and leagues love the playing surface. Without jinxing ourselves, we have had no major injuries on this beautiful surface. We highly recommend this type of surface as it has saved us weekly mowing and bagging as well as fertilizing and other treatments." - Patrick LaPointe, Doyle Field Coordinator, Leominster*

*"At WHS we could not operate without our turf field. The lack of field space on campus would make it impossible to have all of our varsity teams play their home games on the high school campus. A single grass field would not be able to handle the amount of use the turf field accommodates. The turf field is the center of our facility and truly serves as our "home" field." - Johanna DiCarlo, Director of Athletics, Westborough Public Schools*

**North Middlesex Leominster  
Hopkinton Holliston Ashland Westboro Bellingham Franklin**





Do we compare?

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## **Friends of Lasell Field**

**is an organization  
formed to research, plan and promote  
a capital project to renovate and upgrade the  
Lasell Field Complex located at 171 Linwood Avenue, Whitinsville MA**



NORTHBRIDGE

NORTHBRIDGE

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LASSELL FIELD

PROJECT FEATURES:  
400 SEAT HANDICAPPED ACCESSIBLE BLEACHERS WITH PRESSBOX  
MULTI-USE SYNTHETIC TURF FIELD PROVIDING PERMANENT LINES FOR SOCCER, FOOTBALL, LACROSSE AND FIELD HOCKEY  
400 METER TRACK, 8 LANE STRAIGHT AND 8 LANE OVAL  
HIGH JUMP TRIPLE JUMP LONG JUMP POLE VOLT, DISCUS, SHOT PUT, AND JAVELIN FACILITIES

# What is the Cost?

\* Figures are an estimate from RAD, preliminary research finds the estimates to be reasonable

<b>Field</b>	<b>\$ 900 K</b>
<b>Track</b>	<b>\$ 750 K</b>
<b>Eco Drain</b>	<b>\$ 90 K</b>
<b>Lights</b>	<b>\$ 450 K</b>
<b>Bleachers</b>	<b>\$ 140 K</b>
<b>Press Box</b>	<b>\$ 125 K</b>
<b>Netting</b>	<b>\$ 20 K</b>
<b>Other</b>	<b>\$ 300 K</b>
<b>TOTAL COST</b>	<b>\$ 2,775 K</b>



Ask

**Selectman sponsored article  
for a \$ 2,775 K  
One-Year Debt Exclusion  
to fund the renovation of the Lasell Field Complex**





# RAMS PRIDE

In Memory of John W Lasell

LASELL FIELD

NORTHBRIDGE

NORTHBRIDGE

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PROJECT FEATURES:  
400 SEAT HANDICAPPED ACCESSIBLE BLEACHERS WITH PRESSBOX  
MULTI-USE SYNTHETIC TURF FIELD PROVIDING PERMANENT LINES FOR SOCCER, FOOTBALL, LACROSSE AND FIELD HOCKEY  
400 METER TRACK, 8 LANE STRAIGHT AND 8 LANE OVAL  
HIGH JUMP, TRIPLE JUMP, LONG JUMP, POLE VOLT, JAVELIN, DISCUS, SHOT PUT, AND JAWLINE FACILITIES

## **Town Manager's Report for the Period of January 5, 2018 – January 25, 2019**

### **1. Key Meetings Attended:**

- Monday, January 7, 2019 – Attended the Board of Selectmen Meeting.
- Thursday, January 10, 2019 – Met with resident Ross Smith to discuss West Hill Farm access easement dispute with Army Corps of Engineers.
- Thursday, January 10, 2019 – Attended a Collaborative Task Force meeting at Alternatives to discuss their feasibility study project that is being funded by MassDevelopment.
- Friday, January 11, 2019 – Held a Department Managers Meeting.
- Tuesday, January 15, 2019 – Attended the School Building Committee Meeting.
- Friday, January 17, 2019 – Attended the MMA Annual Meeting.
- Tuesday, January 22, 2019 – Capital Planning and Funding Meeting with DPW and Town Accountant.
- Tuesday, January 22, 2019 – Took calls and visited residents with plowing complaints.
- Thursday, January 24, 2019 – Conference Call with Tanko Lighting re: LED Streetlights.
- Thursday, January 24, 2019 – Fire Station RFQ Meeting with Chief White and Cardinal Construction.

2. **Balmer School Building Project:** The architect Dore & Whittier is working on Design Development with the CM-at-Risk Fontaine Brothers. The School Building Committee is reviewing design elements with the project team. The Town has submitted the Project Funding Agreement to MSBA. The next School Building Committee Meeting is scheduled for February 5, 2019 at 6:30 pm at the High School Library.
3. **DPW Garage Project:** The project is now considered complete. Staff is planning a grand opening/open house scheduled for the spring when the weather is more apt for an event.
4. **Fire Station Project (Feasibility Study):** The Project Team is finalizing the RFQ for BPCC for review at their meeting on January 31, 2019. The RFQ is to hire an architect team to perform the Feasibility Study.
5. **LED Streetlight Conversion:** Please see attached a detailed status report provide by Tanko Lighting.
6. **Recreational Marijuana:** Host Community Agreement negotiations with **True Nature's Wellness** (retail) have been finalized. A Community Forum will be held at the BoS Meeting on Monday, February 11, 2019. Negotiations with **The Botanist** (cultivation) and **Eskar/Hunnewell** (retail and cultivation) are ongoing.
7. **Solar PILOTs:** The PILOT for Nexamp (Sutton Solar 2 project – Lasell Road) has been signed. The PILOT discussions for Syncarpha (Northbridge I project – Linwood Ave) are ongoing.
8. **FY2020 Budget and Capital Plan Development:** I am compiling all of the capital plan requests from staff and from NPS. I will be reviewing the updated 5-year capital plan with the BPCC on January 31, 2019. I have been meeting with staff to discuss their FY2020 budget requests for the purposes of preparing an initial draft budget that will be presented to the Board of Selectmen and Finance Committee in February 2019.

# X. Correspondence

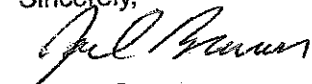
Greetings,

The purpose of this letter is to share my appreciation of Veterans Services Director LTC (R) Carl Bradshaw with you.

In his role representing me as Veterans Service Officer, he has been there every step of the way. The office is always open and staffed at the posted hours. VSO Bradshaw's focus, knowledge of the VA system, attention to detail, and willingness to see any and all issues through to completion have been invaluable.

As a life member of the VFW, and the DAV, I have had the occasion to work with several VSO's over the last forty plus years. VSO Bradshaw is unequivocally the best.

Sincerely,



**Joel Brown**

~~joelbrownpla@gmail.com~~

~~508-243-6600~~

~~XXXXXXXXXX~~  
~~XXXXXXXXXX~~  
Whitinsville MA 01588