

**COMMONWEALTH OF MASSACHUSETTS  
TOWN OF NORTHBRIDGE  
PROCEEDINGS OF THE FALL ANNUAL TOWN MEETING  
TUESDAY, OCTOBER 26, 2021 - 7:00 P.M.  
Northbridge Middle School  
Linwood Avenue**

The meeting was called to order by the Town Moderator, Henry J. Lane at 7:04 at the Northbridge Middle School on Linwood Avenue, in Whitinsville, in Northbridge, Massachusetts. The Moderator declared a quorum with 56 voters in attendance at the time.

The invocation was given by Rev. Mathew Burns, of the Pleasant Street Christian Reformed Church, and was followed by the pledge of allegiance to the American Flag.

Before attending to Town Business, instructions were given on the use of the Electronic Voting Devices to be used for the first time at this meeting.

A motion was made and seconded to dispense with the reading of the Warrant. Voted unanimously to dispense with the reading of the Warrant.

**ARTICLE 1:** **DECLARED VOTED BY THE MODERATOR**

Moved and seconded that the Town vote to amend the votes taken under Article 3 of the 2021 Spring Session of the Annual Town Meeting (May 4, 2021), appropriations and transfers under the Omnibus Budget Article, to raise and appropriate, and/or to transfer from available funds in the Treasury and/or the Health Insurance Stabilization Fund to supplement appropriations under the Omnibus Budget Article as follows:

**GENERAL GOVERNMENT**

**CONSERVATION COMMISSION:**

Line 9B: Expenses

By appropriating from Wetland Fees

the additional sum of \$700.40

**TOTAL GEN. GOVT. / CONSERVATION COMMISSION: \$700.40**

**PUBLIC WORKS**

**DPW HIGHWAY DIVISION:**

Line 21B: Expenses

By raising and appropriating

the additional sum of \$161,740

**TOTAL PUBLIC WORKS / DPW HIGHWAY DIVISION: \$161,740**

**DEBT SERVICE**

**DEBT PRINCIPAL:**

Line 32: Debt Principal

By raising and appropriating

the additional sum of \$240,000

and

By appropriating from Receipts Reserved - Title V

the additional sum of \$ 109

**Total Debt Principal: \$240,109**

**DEBT INTEREST:**

Line 33: Debt Interest

By raising and appropriating

the additional sum of \$115,670

Line 35: BVRS Debt

By reducing the amount previously raised and appropriated by \$ (2,639)

**Total Debt Interest: \$113,031**

**TOTAL DEBT SERVICE: \$353,140**

**TOTAL ARTICLE 1: \$515,580.40**

**ARTICLE 2:** **4/5 REQUIRED** **56 YES / 2 NO** **DECLARED VOTED BY THE MODERATOR**

Moved and seconded that the Town vote to appropriate and transfer from the following line items within the Omnibus Budget for Fiscal Year 2022 the following sums of money and authorize the payment of prior year bills to the named vendors as follows:

<b>LINE # ACCOUNT NAME</b>	<b>VENDOR</b>	<b>AMOUNT</b>
21B – DPW EXPENSES	Fisher Auto Parts, Inc.	\$150.78
21B – DPW EXPENSES	Koopman Lumber	\$ 92.85
42 – PROPERTY/LIABILITY INSURANCE	Cabot Risk Strategies, LLC	\$594.11
	<b>TOTAL:</b>	<b>\$837.74</b>

**ARTICLE 3:**

**DECLARED VOTED BY THE MODERATOR**

Moved and seconded that the Town vote to amend the vote taken under Article 12 of the 2018 Spring Session of the Annual Town Meeting (May 1, 2018) by increasing the maximum real estate tax abatement for Senior Tax Work Off volunteers from \$1,000 to \$1,500 per Fiscal Year, in addition to any other exemptions or abatements for which they may be eligible.

**ARTICLE 4:**

**DECLARED VOTED BY THE MODERATOR**

Moved and seconded that the Town vote to amend the vote taken under Article 20 of the 2013 Spring Session of the Annual Town Meeting (May 7, 2013) by increasing the maximum real estate tax abatement for Veteran Tax Work Off volunteers from \$1,000 to \$1,500 per Fiscal Year, in addition to any other exemptions or abatements for which they may be eligible.

**ARTICLE 5:**

**DECLARED VOTED BY THE MODERATOR**

Moved and seconded that the Town vote to accept as a public way, the remaining, unaccepted portion of Roosevelt Drive, as heretofore laid out by the Board of Selectmen, a copy of which layout is on file with the Office of the Town Clerk, and further authorize the Board of Selectmen, in the name and behalf of the Town, to acquire by gift, easements in said way for the purpose for which public ways are used in the Town.

**ARTICLE 6: 2/3 REQUIRED**

**52 YES / 7 NO**

**DECLARED VOTED BY THE MODERATOR**

Moved and seconded that the Town vote to amend the Town of Northbridge Zoning Bylaw, Chapter 173, by DELETING in its entirety the current Section 173-18, Floodway and Floodplain Districts, and INSERTING in place thereof the following new Section 173-18 entitled "Floodway and Floodplain Overlay Districts":

**Section 173-18 Floodway and Floodplain Districts**

**A. Purpose**

The purposes of the Floodway and Floodplain Overlay District are to: (a) Ensure public safety through reducing the threats to life and personal injury; (b) Eliminate new hazards to emergency response officials; (c) Prevent the occurrence of public emergencies resulting from water quality, contamination, and pollution resulting from flooding; (d) Avoid the loss of utility services which if damaged by flooding would disrupt or shut down the utility network and impact regions of the community beyond the site of flooding; (e) Eliminate costs associated with the response and cleanup of flooding conditions; and (f) Reduce damage to public and private property resulting from flooding waters.

**B. District Delineation**

1. The Floodway and Floodplain Overlay District is herein established as an overlay district. The District includes all special flood hazard areas within the Town of Northbridge designated as Zone A, AE, AH, AO, or A99 on the Worcester County Flood Insurance Rate Map (FIRM) dated July 16, 2014, issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The exact boundaries of the District shall be defined by the 1%-chance base flood elevations shown on the FIRM and further defined by the Worcester County Flood Insurance Study (FIS) report dated July 16, 2014. The FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk, Planning Board, Inspector of Buildings, Conservation Commission and Board of Assessors.
2. The boundaries of the Floodway and Floodplain Overlay District are shown on map entitled "Town of Northbridge, Massachusetts Floodway & Floodplain Overlay Districts" prepared by CMRPC -Central Massachusetts Regional Planning Commission dated October 26, 2021.
3. Floodplain management regulations found in this Section shall take precedence over any less restrictive conflicting local laws, provisions, or codes.

**C. General Information**

1. The degree of flood protection required by this bylaw is considered reasonable by the Town but does not imply total flood protection.
2. If any section, provision, or portion of this bylaw is deemed to be unconstitutional or invalid by a court, the remainder of the bylaw shall be effective.

**D. Designation of Floodplain Administrator**

Northbridge hereby designates the position of Inspector of Buildings to be the official Floodplain Administrator for the Town of Northbridge. The Floodplain Administrator may adopt regulations and standard forms for the purpose of administering and implementing this Section.

**E. Requirement to submit new technical data**

If the Town acquires data that changes the base flood elevations in the FEMA mapped Special Flood Hazard Areas, the Town will, within six (6) months, notify FEMA of these changes by submitting the technical or scientific data that supports the change(s). Notification shall be submitted to: FEMA Region 1 Risk Analysis Branch Chief, 99 High Street, 6th Floor, Boston, MA 02110 and copy of notification to: Massachusetts NFIP State Coordinator, MA Department of Conservation & Recreation, 251 Causeway Street, Boston, MA 02114.

**F. Variances to Building Code floodplain standards**

1. If the State issues variances to the flood-resistant standards as found in the State Building Code:
  - a) The Town of Northbridge will request from the State Building Code Appeals Board a written and/or audible copy of the portion of the hearing related to the variance and will maintain this record in the Town's files.
  - b) The Town shall also issue a letter to the property owner(s) regarding potential impacts to the annual premiums for the flood insurance policy covering that property, in writing over the signature of a Town official that (i) the issuance of a variance to construct a structure below

the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction below the base flood level increases risks to life and property.

- c) Such notification shall be maintained with the record of all variance actions for the referenced development in the Floodway and Floodplain Overlay District.

#### **G. Variances from the Northbridge Zoning Bylaw related to community compliance with the National Flood Insurance Program (NFIP)**

An application for a variance from the requirements of the Floodway and Floodplain Overlay District must meet the requirements set out by State law and may only be granted if: good and sufficient cause and exceptional non-financial hardship exist; the variance will not result in additional threats to public safety, extraordinary public expense, or fraud or victimization of the public; and the variance is the minimum action necessary to afford relief.

#### **H. General provisions**

1. Permits required for all proposed development in the Floodway and Floodplain Overlay District
  - a) The Town of Northbridge shall require a permit for all proposed construction or other development in the Floodway and Floodplain Overlay District, including new construction or changes to existing buildings, placement of manufactured homes, placement of agricultural facilities (consistent with and to the extent permitted by G.L. c. 40A, §3), fences, sheds, storage facilities or drilling, mining, paving and any other development that might increase flooding or adversely impact flood risks to other properties.
  - b) Assure that all necessary permits are obtained
    - I. The Town's permit review process includes the requirement that the proponent obtain all local, state, and federal permits that will be necessary in order to carry out the proposed development in the Floodway and Floodplain Overlay District. The proponent must acquire all necessary permits and must submit to the Floodplain Administrator a list demonstrating that all necessary permits have been acquired.
2. Subdivision proposals
  - a) All subdivision proposals and development proposals for property in the Floodway and Floodplain Overlay District shall be reviewed to assure that: such proposals minimize flood damage; public utilities and facilities are located and constructed so as to minimize flood damage; and adequate drainage is provided.
  - b) When proposing subdivisions or other developments greater than 50 lots or 5 acres (whichever is less), the proponent must provide technical data to establish base flood elevations for each developable parcel shown on the design plans.
3. Unnumbered A Zones and Floodway encroachment
  - a) In A Zones, in the absence of FEMA base flood elevation data and floodway data, the Building Department will obtain, review and reasonably utilize base flood elevation and floodway data available from a Federal, State, or other source as criteria for requiring new construction, substantial improvements, or other development in Zone A to comply with one or more of the following: elevating residential structures to or above base flood level; floodproofing or elevating nonresidential structures to or above base flood level; and prohibiting encroachments in floodways.
  - b) In Zones A, A1-30, and AE, along watercourses that have not had a regulatory floodway designated, the best available Federal, State, local, or other floodway data shall be used to prohibit encroachments in floodways which would result in any increase in flood levels within the community during the occurrence of the base flood discharge. In Zones A1-30 and AE, along watercourses that have a regulatory floodway designated on the Town's FIRM, encroachments in the regulatory floodway which would result in any increase in flood levels within the community during the occurrence of the base flood discharge are prohibited.
4. Watercourse alteration or relocations in riverine areas
  - a) In a riverine situation, the Conservation Commission shall notify the following of any alteration or relocation of a watercourse: (1) Adjacent Communities, especially upstream and downstream; (2) Bordering States, if affected; (3) NFIP State Coordinator: Massachusetts Department of Conservation and Recreation, 251 Causeway Street, 8th floor Boston, MA 02114; NFIP Program Specialist: Federal Emergency Management Agency, Region I, 99 High Street, 6th Floor, Boston, MA 02110
5. AO and AH zones drainage requirements
  - a) Within Zones AO and AH on the FIRM, adequate drainage paths must be provided around structures on slopes, to guide floodwaters around and away from proposed structures.
6. Recreational vehicles
  - a) In A1-30, AH, and AE Zones all recreational vehicles to be placed on a site must be elevated and anchored in accordance with the zone's regulations for foundation and elevation requirements, or be on the site for less than 180 consecutive days, or be fully licensed and highway ready.

#### **I. Floodway use regulations**

1. Except by special permit of the Zoning Board of Appeals, only the following uses of low flood damage potential and causing no obstructions to flood flows shall be allowed, provided that they do not require structures, fill or storage of materials or equipment:
  - a) Agricultural uses such as farming, grazing, truck farming, horticulture and forestry and nursery uses;
  - b) Outdoor recreational uses, including fishing, boating and play areas, etc.;
  - c) Conservation of water, plants, and wildlife; wildlife management; and foot-, bicycle or horse paths;
  - d) Temporary non-residential structures used in connection with fishing or with growing, harvesting or storage of crops raised on the premises;
  - e) Buildings lawfully existing prior to May 10, 1983; and
  - f) In Zone AE, along watercourses that have a regulatory floodway designated on the Northbridge FIRM encroachments are prohibited in the regulatory floodway which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.

#### **J. Floodway and Floodplain Overlay District use regulations**

1. The Floodway and Floodplain Overlay District is established as an overlay district to all other districts. All development in the District, including structural and nonstructural activities, whether permitted by right or by special permit, must be in compliance with MGL C. 131, § 40, and with the requirements of the following:
  - a) Massachusetts State Building Code provisions addressing floodplain areas;
  - b) Wetland Protection Regulations, Department of Environmental Protection (DEP);
  - c) Inland Wetlands Restriction, DEP; and
  - d) Minimum requirements for the subsurface disposal of sanitary sewage, DEP.

Any variation from the provisions and requirements of the above referenced state regulations may only be granted in accordance with the required variance procedures of these state regulations.

2. No structure or building shall be erected, constructed substantially improved or otherwise created or moved and no earth or other materials shall be dumped, filled, excavated, or transferred unless a special permit is granted by the Zoning Board of Appeals. Said Board may issue a special permit hereunder, subject to other applicable provisions of this Chapter if the application is in compliance with the following provisions:
  - a) Proposed use shall comply in all respects with the zoning provisions of the underlying district;
  - b) All encroachments, including fill, new construction, substantial improvements to existing structures and other development, are prohibited unless certification by a registered professional engineer is provided by the applicant demonstrating that such encroachment shall not result in any increase in flood levels during the occurrence of the one-hundred-year flood.
  - c) Within 10 days of receipt of the application, the Zoning Board of Appeals shall transmit a copy of the development plan (application) to the Conservation Commission, Planning Board, Board of Health, Town Engineer, Inspector of Buildings, and the Board of Selectmen. Final action shall not be taken until reports have been received from the above boards and officials or until 35 days have elapsed.
  - d) In granting a special permit, the Zoning Board of Appeals may specify such additional requirements and conditions as it finds necessary to protect the health, safety and welfare of the public and the occupants of the proposed use or take any other action relating thereto.
3. New construction and improvements
  - a) Refer to Massachusetts State Building Code
  - b) Electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

#### **K. Definitions**

**DEVELOPMENT** means any man-made change to improved or unimproved real estate, including but not limited to building or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials. [US Code of Federal Regulations, Title 44, Part 59]

**FLOODWAY.** The channel of the river, creek or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. [Base Code – 2015 International Building Code, Chapter 2, Section 202]

**FUNCTIONALLY DEPENDENT USE** means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities. [US Code of Federal Regulations, Title 44, Part 59] Also [Referenced Standard ASCE 24-14]

**HIGHEST ADJACENT GRADE** means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure. [US Code of Federal Regulations, Title 44, Part 59]

**HISTORIC STRUCTURE** means any structure that is: (a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; (c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or (d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either: (1) By an approved state program as determined by the Secretary of the Interior or (2) Directly by the Secretary of the Interior in states without approved programs. [US Code of Federal Regulations, Title 44, Part 59]

**NEW CONSTRUCTION.** Structures for which the start of construction commenced on or after the effective date of the Town's first Floodway and Floodplain District Bylaw, including any subsequent improvements to such structures. New construction includes work determined to be substantial improvement. [Referenced Standard ASCE 24-14]

**RECREATIONAL VEHICLE** means a vehicle which is: (a) Built on a single chassis; (b) 400 square feet or less when measured at the largest horizontal projection; (c) Designed to be self-propelled or permanently towable by a light duty truck; and (d) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use. [US Code of Federal Regulations, Title 44, Part 59]

**REGULATORY FLOODWAY** - see FLOODWAY.

**SPECIAL FLOOD HAZARD AREA.** The land area subject to flood hazards and shown on a Flood Insurance Rate Map or other flood hazard map as Zone A, AE, A1-30, A99, AR, AO, AH, V, VO, VE or V1-30. [Base Code – 2015 International Building Code, Chapter 2, Section 202]

**START OF CONSTRUCTION.** The date of issuance of a building permit for new construction and substantial improvements to existing structures, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement is within 180 days after the date of issuance. The actual start of construction means the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of a slab or footings, installation of pilings or construction of columns. Permanent construction does not include land preparation (such as clearing, excavation, grading or filling), the installation of streets or walkways, excavation for a basement, footings, piers or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main building. For a substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building. [Base Code – 2015 International Building Code, Chapter 2, Section 202]

**STRUCTURE** means, for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. [US Code of Federal Regulations, Title 44, Part 59]

**SUBSTANTIAL REPAIR OF A FOUNDATION.** When work to repair or replace a foundation results in the repair or replacement of a portion of the foundation with a perimeter along the base of the foundation that equals or exceeds 50% of the perimeter of the base of the foundation measured in linear feet, or repair or replacement of 50% of the piles, columns or piers of a pile, column or pier supported foundation, the building official shall determine it to be substantial repair of a foundation. Applications determined by the building official to constitute substantial repair of a foundation shall require all existing portions of the entire building or structure to meet the requirements of 780 CMR. [As amended by 9th Edition of Massachusetts State Building Code]

**VARIANCE** means a grant of relief by a community from the terms of a flood plain management regulation. [US Code of Federal Regulations, Title 44, Part 59]

**VIOLATION** means the failure of a structure or other development to be fully compliant with the community's flood plain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in U.S. Code of Federal Regulations, Title 44, Part 60§60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided. [US Code of Federal Regulations, Title 44, Part 59]

**ZONE A** means an area of special flood hazard without water surface elevations determined.

**ZONE A1-30 and ZONE AE** means area of special flood hazard with water surface elevations determined.

**ZONE AH** means areas of special flood hazards having shallow water depths and/or unpredictable flow paths between (1) and (3) feet, and with water surface elevations determined.

**ZONE AO** means area of special flood hazards having shallow water depths and/or unpredictable flow paths between (1) and (3) ft. (Velocity flow may be evident; such flooding is characterized by ponding or sheet flow.)

**ZONE A99** means area of special flood hazard where enough progress has been made on a protective system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. (Flood elevations may not be determined.)

**ARTICLE 7:**

**DECLARED VOTED BY THE MODERATOR**

Moved and seconded that the Town vote to create and establish a Conservation Fund pursuant to MGL Chapter 40, Section 8C.

**ARTICLE 8:**

Moved and seconded that the Town vote, pursuant to M.G.L. Chapter 43B, to propose the Amendments to Section 2-3(b) (membership of Finance Committee), Section 2-8 (Town officials at Town Meetings – technical correction), Section 3-2(d) (appointments by Board of Selectmen), Section 3-3(a) (description of election of School Committee members), Section 3-4(b) (appointments by Moderator), Section 4-1(a) (Town Manager screening committee membership), Section 6-2(a) (School Committee budget procedure), Section 6-3 (posting of proposed Town operating budget), and Section 8-6 (removals and suspensions of officers and board members – technical correction) of its Home Rule Charter in accordance with the report of the Charter Review Committee appointed in 2020 pursuant to Section 8-9(a) of the Charter, said report and Amendments being on file with the Town Clerk, and as described in the document entitled “Report of the Town of Northbridge Charter Review Committee 2021” available for review at this Town Meeting.

The Moderator proposed dividing the question. There were no objections.

**AMENDMENT #1:**

**DECLARED NOT VOTED BY THE MODERATOR**

Section 2-3(b), first sentence, appointment of Finance Committee members

*Current:* There shall be a finance committee the members of which shall be appointed by the moderator.

*New:* There shall be a finance committee, the members of which shall be chosen as follows: the board of selectmen, the school committee and moderator shall each designate two persons, and the planning board shall designate one person.

**AMENDMENT #2:**

**DECLARED VOTED BY THE MODERATOR**

Section 2-8, Availability of Town Officials at Town Meetings

*Current:* Every Town officer, the chairperson of each multiple member today, the head of each department ...

*New:* Delete “today” and insert “body” in its place

**AMENDMENT #3:**

**DECLARED VOTED BY THE MODERATOR**

-Section 3-2(d), Board of Selectmen Appointments

*Current:* The board of selectmen shall appoint a town manager, constables . . . personnel board, . . . and other members of multiple member bodies . . .

*New:* Delete “personnel board,”

**AMENDMENT #4:**

**DECLARED VOTED BY THE MODERATOR**

Section 3-3(a), School Committee Composition, Term of Office, second, third and fourth paragraphs

*Current:* In the calendar year following the approval of the reduction in the number of members of the school committee, one school committee member shall be elected at the annual town election.

In the second calendar year following said approval, one school committee member shall be elected at the annual town election.

In the third calendar year following said approval, three school committee members shall be elected at the annual town election, one for a term of two years, and two for a term of three years.

*Change- Delete paragraphs 2, 3 and 4*

**AMENDMENT #5:**

Moved and seconded to **PASS OVER- VOICE VOTE - DECLARED VOTED BY THE MODERATOR**

Section 3-4(b), Town Moderator, Powers and Duties, second sentence

*Current:* The moderator shall appoint the finance committee, all other standing committees of the town meeting, and all committees authorized by the town meeting for a primary legislative purpose.

*New:* Delete “the finance committee,”

**AMENDMENT #6:**

**DECLARED VOTED BY THE MODERATOR**

Section 4-1(a), Town Manager Screening Committee; Appointment; Qualification; Term, second paragraph

*Current:* Until such time as some other provision is made by bylaw the screening committee shall consist of five persons who shall be chosen as follows: the school committee and the personnel board shall each designate one person, and three persons shall be chosen by the town moderator.

*New:* Until such time as some other provision is made by bylaw the screening committee shall consist of five persons who shall be chosen as follows: two persons shall be chosen by the school committee, and three persons shall be chosen by the town moderator.

**AMENDMENT #7:**

**DECLARED VOTED BY THE MODERATOR**

Section 6-2(a), School Committee Budget, Public Hearing

*Current:* Public Hearing- At least seven days before the next meeting at which the school committee is to vote on its final budget request, the school committee shall cause to be published in a local newspaper a general summary of its proposed budget. The summary shall specifically indicate any major variations from the current budget and the reasons for such changes. It shall further indicate the time and places at which complete copies of its proposed budget are available for examination by the public, and the date, time and place when a public hearing will be held by the school committee on the proposed budget. The school committee shall take its final vote on its proposed budget not sooner than at its next regularly scheduled meeting following the public hearing.



*New:* insert new sentence: A general summary shall be posted in the office of the Town Clerk, on the town bulletin board, town website, and in the Whitinsville post office and Whitinsville Social Library.

AMENDMENT #8: DECLARED VOTED BY THE MODERATOR  
Section 6-3, Submission of Budget and Budget Message  
*Current:* Within the time fixed by by-law, before the town meeting is to convene in its spring session, the town manager, after consultation with the board of selectmen, shall submit to the finance committee a proposed operating budget for the ensuing fiscal year with an accompanying budget message and supporting documents. The town manager shall simultaneously cause to be posted in a public location conspicuously visible at all hours a notice indicating the times and places at which complete copies of the proposed operating budget are available for examination by the public. A general summary of the proposed budget shall be posted in the office of the Town Clerk, on the town bulletin board, town website, and in at least one public place in each precinct. The summary shall specifically indicate any major variations from the current operating budget and the reason for such changes.  
*New:* A general summary of the proposed budget shall be posted in the Office of the Town Clerk, on the town bulletin board, town website, in the Whitinsville post office and Whitinsville Social Library, and in at least one public place in each precinct.

AMENDMENT #9: DECLARED VOTED BY THE MODERATOR  
- Section 8-6, Removals and Suspensions, first sentence  
*Current:* Any appointed town officer, member of a multiple body or employee of the town...  
*Change: Insert “member” to correct typographical error*  
*New:* Any appointed town officer, member of a multiple member body or employee of the town...

ARTICLE 9: DECLARED VOTED BY THE MODERATOR  
Moved and seconded that the Town vote, pursuant to M.G.L. Chapter 43B, to propose the grammatical and stylistic Amendments to its Home Rule Charter in accordance with the report of the Charter Review Committee appointed in 2020 pursuant to Section 8-9(a) of the Charter, said report and Amendments being on file with the Town Clerk and shown as edits in a track changes format version of the Charter document, a copy of which is available for review at this Town Meeting.

The Moderator turned the Meeting over to the Deputy Moderator, Glenn King for the final two Articles.

ARTICLE 10: DECLARED NOT VOTED BY THE DEPUTY MODERATOR  
Moved and seconded that the Town vote to discontinue so much of Emond Street as is described as follows;

Beginning at a point at the easterly end of the northerly sideline of Emond Street;  
THENCE S. 71° 32' 53" W. 260.70 feet by the northerly sideline of Emond Street to a stone bound;  
THENCE S. 27° 42' 01" E. 40.53 feet to the southerly sideline of Emond Street;  
THENCE N. 71° 32' 53" E. 241.31 feet by the southerly sideline of Emond Street to the easterly end of Emond Street;  
THENCE N. 00° 36' 23" E. 42.02 feet by the easterly end of Emond Street to the point of beginning.

ARTICLE 11: DECLARED VOTED BY THE DEPUTY MODERATOR  
Moved and seconded that the Town vote in accordance with G.L. c. 59,§ 38H to authorize the Board of Selectmen to enter into a Real and Personal Property Tax Agreement with **Northbridge McQuade, LLC** or its affiliated entity, with a business address at 4 Liberty Square, Boston, MA 02109, for a period of up to twenty-five (25) years, and to approve said agreement under which **Northbridge McQuade, LLC** or its affiliated entity, will pay the Town a sum of money per year relative to a Large-Scale Ground Mounted Solar Photovoltaic Installation with an expected nameplate capacity of approximately 2.9 megawatts (MW) AC which **Northbridge McQuade, LLC** or its affiliated entity proposes to construct and operate on a 60 acre+/- parcel of land located on the easterly side of McQuade’s Lane, Northbridge and further to allow the Board of Selectmen to negotiate any necessary amendments to said Tax Agreement.

The Moderator resumed his duties.

Action having been completed on all Articles on the Warrant for the Fall Annual Town Meeting, a motion was made and seconded to dissolve the Warrant and adjourn the Town Meeting.

Voted unanimously at 8:49 p.m. to dissolve the Warrant and adjourn the Fall Annual Town Meeting.

A TRUE COPY ATTEST: \_\_\_\_\_  
Linda B. Zywien, CMC  
Town Clerk