



**TOWN OF NORTHBOROUGH
63 MAIN STREET
NORTHBOROUGH, MA 01532**

**SELECT BOARD
MEETING AGENDA**

April 8, 2024
6:30 p.m.

Select Board's Meeting Room and via Zoom

To view or listen

- Live Stream link YouTube:
https://www.youtube.com/channel/UCRdBrw3HeEAMB_KFKasrgXA
- Zoom webinar link: <https://town-northborough-ma-us.zoom.us/j/87386084285>
When prompted, enter Password 809473
- CATV Government Channels: Verizon Channel 30, Charter Channel 192
- Call 1-646-876-9923
When prompted, enter Meeting ID 873 8608 4285 Password 809473

Notice to meeting attendees: The Select Board will hold a meeting in the Select Board's Meeting Room at the Northborough Town Hall. The meeting will also be conducted via Zoom. Those interested may attend the meeting in person or via Zoom using the link above.

6:30 pm – Open Meeting

1. Public Comment
2. [Approval of Meeting Minutes:
March 11, 2024](#)
3. [Paul Gromer, Mass Power Choice – Review of Municipal Electric Aggregation
Public Comments and Plan Submittal to Department of Public Utilities \(DPU\)](#)
4. [Vote on Reappointments to Boards, Committees, and Commissions *See attached
2024 Reappointments List](#)
5. [Vote on Sub-Committee Recommendations for Appointments to Boards and
Committees:](#)
 - Council on Aging (1 Vacancy) – Susan Harvey
 - Youth Commission (3 Vacancies) – Keri Wolfe
 - Community Affairs Committee (1 Vacancy) - Nora Biggins
 - Cultural Council (3 Vacancies) - Anna Katzenberger
 - Zoning Board of Appeals (2 Voting Vacancies; 2 Alternate Vacancies) –
John Maher, Jeffrey Gribouski, John Carney, Jacob Jones

6. [7:00 pm - Discussion regarding Northborough's Legislative Priorities with Senator Kennedy and Representatives Meghan Kilcoyne and Kate Donoghue.](#)
7. [Kerri Martinek, Planning Board Chair – Presentation on Zoning Town Meeting Warrant Articles](#)
8. Discussion and Vote on Town Meeting Warrant Article Recommendations
9. [Assignment of Town Meeting Warrant Articles](#)
10. [Establishment of Peaslee School Building Committee](#)
11. [Consideration and Vote on Chapter 268A, Subsection 19 Disclosure Form as submitted to the Select Board as Appointing Authority by Police Chief Brian Griffin](#)
12. [Set Meeting Schedule for May – August](#)
13. Reports
14. [Execution of Cemetery Deed 1186](#)
15. Any other business to come before the Board
16. Public Comment
17. Executive Session –
 - a. Pursuant to M.G.L., Chapter 30A, Section 21 (a)(3) - Litigation Update Marlborough Wastewater Treatment Plant
 - b. Pursuant to M.G.L., Chapter 30A, Section 21 (a)(7) Review and Consideration of the following Executive Session meeting minutes: February 26, 2024 and March 25, 2024

The above Executive Session agenda is due to the Chair's determination that a discussion regarding these matters in an open session may have a detrimental effect on the negotiating position of the Town. The Board will not be returning to open session and will adjourn directly from Executive Session.



2024 REAPPOINTMENTS SELECT BOARD

COUNCIL ON AGING

Elizabeth Nasser

COMMUNITY AFFAIRS COMMITTEE

Pamela Markey

COMMUNITY PRESERVATION COMMITTEE

Jeffrey Leland

CONSERVATION COMMISSION

Diane Guldner
Gregory Young

DIVERSITY, EQUITY, INCLUSION, & BELONGING COMMITTEE

Cynthia Moore
Mariam Ibrahim

MASTER PLAN IMPLEMENTATION COMMITTEE

John Campbell

OPEN SPACE COMMITTEE

Ashley Davies

PARKS & RECREATION COMMISSION

Mark Awdycki

BOARD OF REGISTRARS

Richard Hagen

SCHOLARSHIP COMMITTEE

Chandra Vora

ELDERLY & DISABLED TAXATION FUND COMMITTEE

Cynthia Moore

HISTORIC DISTRICT COMMISSION

Leslie Harrison
Brian Swanson
Tom Reardon

HOUSING AUTHORITY

Elaine Solomon
Rita Osborne

INDUSTRIAL DEVELOPMENT FINANCE AUTHORITY

George Pember
Francis McKenna

LIBRARY TRUSTEES

Jocelyn McElhiney
Michelle Rehill

BOARD OF TRUSTEES OF SPECIAL BENEVOLENT FUNDS

Karen Scopetski

TRAFFIC SAFETY COMMITTEE

Bryan Cole

YOUTH COMMISSION

Joan Clementi
Jennifer Lipton-O'Connor

ZONING BOARD OF APPEALS

Fran Bakstran

ZONING BOARD OF APPEALS - ALTERNATES

Jeffrey Gribouski

**SELECT BOARD
MEETING MINUTES –March 11, 2024**

7:00 p.m. - Chair’s Introduction to Remote Meeting

SB Chair Cohen read the current remote meeting notice and confirmed the following Select Board members and others could hear and be heard.

Select Board (SB)

Mitch Cohen, Chair
Kristen Wixted, Vice Chair
Laura Ziton, Clerk
Julianne Hirsh
Lisa Maselli

Others

Diane Wackell, Assistant Town Administrator
Jason Little, Finance Director

PUBLIC COMMENT

Chair Cohen invited comments from the public. There were none.

7:00 pm – PUBLIC HEARING STREET ACCEPTANCE – HARRINGTON LANE

To consider the layout and acceptance of Harrington Lane as a public way.

Planning Director Laurie Connors informed the Board that Harrington Lane has been constructed but there are a number of minor issues that still need to be addressed by the developer and his engineer prior to conveyance of the roadway to the Town. The developer Craig Callahan, his attorney Eric Weinstein, and his architect Vito Colonna were present to answer any questions. The Planning Board recommends that the Select Board layout Harrington Lane and place the roadway acceptance on the Annual Town Meeting Warrant. If the developer does not complete the outstanding items by April 15, 2024, the Planning Board recommends passing over the Article at Town Meeting and repeating the public acceptance process next year.

Chair Cohen invited comments from the public.

Robert Licht, Historic District Commission (HDC) Chair, called in as a reminder that there is a bylaw that street names need to be approved by the HDC. He added that this street was fine because it was on their list but just wanted to make them aware.

Maselli moved the Board vote to close the Public Hearing; Hirsh seconded the motion; the roll call vote was taken as follows:

Hirsh	“aye”	Maselli	“aye”
Wixted	“aye”	Cohen	“aye”
Ziton	“aye”		

Ziton moved the Board vote to approve the layout and acceptance of Harrington Lane as a public way pursuant to Northborough Code 9-64-010 and to place an article on the 2024 Annual Town Meeting Warrant for its public acceptance; Hirsh seconded the motion; The roll call vote was taken as follows:

Hirsh	“aye”	Maselli	“aye”
Wixted	“aye”	Cohen	“aye”
Ziton	“aye”		

APPROVAL OF MINUTES – January 22, 2024, February 12, 2024

These minutes were not ready for review therefore this item was passed over.

FIRE CHIEF – UPDATE ON FIRE STATION BUILDING PROJECT

Fire Chief Parenti and Dawn Rand, FSBC Chair, were present. The Chief also invited Chair Cohen to participate as an FSBC member.

The Chief provided a presentation to update the Board on the project. He reviewed the history of the current building and provided a timeline for the project from 2012 to present. He discussed the next steps, which include a Special Town Meeting tentatively scheduled for October 7, 2024, with a debt exclusion vote on the November 5th presidential ballot.

The Chief discussed the hard costs which are construction and alternate costs. He indicated that the estimated total construction hard cost is in the range of \$33 – \$37.6 million. The soft costs are furnishings, fees, and contingency. The estimated total soft cost is in the range of \$43 – \$49.9 million. The estimated total project cost is in the range of \$43 – \$49.9 million. Both the Chief and the Chair pointed out that the estimated cost assumes the most expensive options are used to make the calculations. The Committee will continue to reevaluate the options.

After a brief discussion with the members, the Chair entertained questions from the public. Michael Tietjen, 30 Auger Ave – suggested that rather than relocate the 911 memorial on Pleasant Street, they should reach out to Port Authority to see if they can obtain one of the artifacts from ground zero. The Chief replied that there is not much left otherwise they would have done that. He believes that where the 911 statue is located not, there is not much exposure. He has reached out to the Scouts to make the request.

FINANCE DIRECTOR – UPDATE ON FY25 BUDGET PROCESS AND STATUS OF FY24 BUDGET

Jason Little provided an update on the Fiscal Year 2025 Municipal SB Budget for Northborough. Key points include:

- The budget development is behind schedule due to personnel changes, with the final budget hearing scheduled for March 25, 2024, and the Annual Town Meeting on April 22, 2024.
- Community demographics highlight a population of over 15,600, with an average home value of \$624,468 and an average tax bill of \$8,917.
- The budget outlook notes economic uncertainties, a 1.46% increase in local aid from the Governor's Budget, and challenges in maintaining level services amidst increasing school budget requests and fixed costs.
- New revenues include a Proposition 2½ increase, new growth revenue, and increased state aid, totaling "new" revenue of \$2,473,518.
- Expenditures reflect requests for increased school budgets, town budget fixed cost increases, and new positions in various departments, leading to a total town budget increase of 7.82%.

- The capital plan includes requests for police and fire department equipment, DPW facilities and highway improvements, and school department projects, with a significant portion funded by free cash and tax levy.
- Reserves are maintained within the 5-10% policy limit, with a stabilization fund balance of \$5,674,690 as of December 2023.
- Tax impact scenarios are provided, with a proposed 7.0% increase or \$626 to the average single-family home value, and other considerations for budget increases.

The town has a population of 15,667 and an average single-family home value (ASFHV) of \$624,468. With a per capita income of \$64,398, Northborough's average tax bill was \$8,917, representing a tax effort of 14.26%. This places Northborough at rank 70 among surrounding municipalities, indicating its relative position in terms of tax burden and property value within the region.

Members thanked Mr. Little for providing a simple, easy to follow budget presentation.

CLOSE TOWN MEETING WARRANT

The Chair reviewed the draft town meeting warrant containing 65 articles, including reports, and one citizen's petition.

Ms. Wackell informed the Board that the Community Preservation Committee Chair and the Planning Board Chair were invited to attend a future meeting to discuss each of their warrant articles in more detail, so if you have any questions, please hold off until they meet with the Board.

Article 1–13 – Relate to Deputy Moderator/Operating Budgets

No questions

Articles 14 – Relates to Senior Tax Relief

Every year, the state increases some of the thresholds and maximum deferrals allowed for seniors. The board asked Jason for proposed language and requested this to be a standard recurring article to always keep up with the state increases.

Article 15 – Relates to litigation regarding the Marlborough sewer case

The Chair noted that this is a placeholder for a case that may get resolved by town meeting. If it does not, this article will be passed over.

Article 16 – Relates to a status report on the Fire Station Building Project

It was decided that since this is not an article and does not require a vote, it should be moved to the end of the warrant.

Articles 17 – 32 – Relate to Capital Budget requests for various equipment and building projects
Hirsh and Maselli raised questions on article 20. The Chair noted that the purpose of this agenda item is to close the list of warrant articles. He suggested that the two members should set up a meeting with the Town Administrator and the Police Chief to discuss their concerns.

Article 33 – Relates to Feasibility Study at Peaslee Elementary School

The Town may be eligible for a grant from the Massachusetts School Board Authority (MSBA)

Articles 34– 36 – Relate to Solar Power Lease and Purchase Agreements for the Roofs of Proctor, Lincoln and Zeh Elementary Schools
The Chair noted these are not borrowing requests, just approval to move forward with the lease agreement.

Article 37 – Relates to the Consolidated Personnel Bylaw
No comments

Articles 38–39 – Relate to Amendments to Appropriations and Financial Planning Committees
The Board decided to remove these articles from the warrant to allow for further discussion and review.

Article 40 – Relates to the Creation of a Health Human Services Department
No comments

Article 41 – Relates to authorization to fund spaces for public parking
The members would like to see more details provided for this article in the warrant.

Articles 42–48 – Relate to CPC articles
CPC Chair will present these articles at future meeting

Article 49 – Relates to recission of authorized, unused debt for various capital projects
Members were pleased to see this article on the warrant.

Articles 50 – 63 – Relate to Zoning Bylaw Articles
Planning Board Chair will present these articles at future meeting

Articles 64 – Relates to Street Acceptances
No comments

Articles 65 – Reports

Following the review of the draft town meeting warrant, the Chair confirmed that the only changes made to this document were as follows:

- moved article 16, status report on the fire station building project, to the end of the warrant
- removed articles 38 and 39 from this draft, regarding amendments to the Appropriations and Financial Planning Committees

Wixted moved the Board vote to close the town meeting warrant; Hirsh seconded the motion; the roll call vote was taken as follows:

Hirsh	“aye”	Maselli	“aye”
Wixted	“aye”	Cohen	“aye”
Ziton	“aye”		

REPORTS

Lisa Maselli

- Extend a warm congratulations to Edgar Blanchette on becoming the Commander of Northborough VFW. The VFW supports many fundraisers for townwide organizations such as the Boys and Girl Scouts. They also host an open mike night on Wednesdays. Their Instagram account is @vfp234 for more information.
- We have had a ground swell of new volunteers coming forward in the last couple of weeks. Jeff Knight for Appropriations, Rob Babcock, Ken Picard, Jonathan Rae, Susan Satori, and Scott Stocklin for Finance Committee. Thank you all for offering your time and expertise to help us spend our money.
- There are still many openings for other committees, please go to the town website and see what committees you have interests in. Not only is it a great way for newcomers to meet their co-residents, it may create a new direction for the vision of Northborough.
- Feb 29: Suzy Ceslica planned a Be Kind opportunity for residents to meet selectpersons Lisa and Laura at the C'est la Vie Bistro, whose owner is always at the ready to give back to the town. The concerns were the lack of sidewalks throughout town, the projected cost of the new fire station project and Laura will talk a bit more about this event.
- Appropriations Committee met and the new Police Chief reviewed his budget and mentioned the possibility of a Comfort Pup for the station and certain calls. The Senior Center Director, Kendra, also reviewed her budget and listed the many programs and opportunities the center has offered. The Friends of the Seniors donated a large sum of money to help with expenses there and this year there will be more events for residents to enjoy. The interim Health Director and Library Director reviewed their budgets and additional information with grace and articulation.
- March 7: Appropriations met again and the CPC, Finance and the IT department gave their budget presentations.
- And the unveiling of our new monitors in the selectboard room indicate that hybrid meetings are coming soon.

Laura Zitton

- Would like to see estimates before the start of a project to avoid big surprises.
- Participated in the coffee hour coordinated by Community Affairs. A suggestion that was brought up was why not hold municipal elections on a Saturday.
- Attended Financial Planning Committee meeting – reviewing projects.
- Thanked all the volunteers who helped with the State primaries.
- Asked if the clickers were all set for town meeting.

Julianne Hirsh

- Sustainable Northborough is hosting a walk at Edmund Hill Woods on Saturday, April 6th at 10:00 am, led by a conservationist from Sudbury Valley Trustees
- Reminder: under the reappointment policy, the deadline to reapply for boards, committees and commissions is March 15th.

Kristen Wixted

- The Town Hall Feasibility Committee – waiting for final numbers from ICON, the architects, on what the costs of the building could be so the committee is trying to schedule the next

meeting for March 27th to vote to make recommendation to the select board about which building proposal makes the most sense for the town.

- Historical Society is looking for new members
- Scholarship Committee applications for the Northborough scholarship are due by March 15th.
- Also, Scholarship Committee has one vacancy. Their next meeting is March 20th at the Library at 6:30 pm.
- Looking forward to talking about ARPA funding again.
- Norm Corbin wrote an interesting article for the Community Advocate about 4 West Main Street that everyone should read.

Mitch Cohen

- Northborough Power Choice public input process concludes Wednesday, March 15th. Encouraged anyone that has input or wants to read about it to go to the town website and click on the link.
- Regarding hybrid meetings, March 25th could possibly be the board's first hybrid meeting.

Assistant Town Administrator Report

- The Joint Public Hearing of the Select Board and Board of Health is on Monday, March 18th. The full report regarding the HHS consolidation can be found on the front page of the Town website.

EXECUTION OF CEMETERY DEED 1184 & 1185

Ms. Hirsh moved the Board vote to execute Cemetery Deeds 1184 and 1185; Ziton seconded the motion; the roll call vote was taken as follows:

Hirsh	“aye”	Maselli	“aye”
Wixted	“aye”	Cohen	“aye”
Ziton	“aye”		

OTHER BUSINESS

PUBLIC COMMENT

SB Chair Cohen invited comments from the public. There were none.

ADJOURNMENT

SB Member Hirsh moved the Board vote to adjourn; SB Member Hirsh seconded the motion; the roll call vote was taken as follows:

Hirsh	“aye”	Maselli	“aye”
Wixted	“aye”	Cohen	“aye”
Ziton	“aye”		

The meeting adjourned at 10:52 pm.

A recording of this meeting is available at:

<https://www.youtube.com/watch?v=vEBbR-XDJ8&list=PL2mWMhvXDP2jbO2c8kLs09TR8zry9oUyV&index=3>

Respectfully submitted,

Lynda LePoer
Executive Assistant to the
Board of Selectmen

Documents used during meeting:

1. March 11, 2024 Meeting Agenda
2. Street Acceptance Packet –Harrington Lane
3. PDF Presentation – Fire Station Building Committee
4. PDF presentation - FY2025 Budget
5. Draft Town Meeting Warrant
6. Cemetery Deeds 1184 & 1185



PUBLIC COMMENTS / QUESTIONS SUMMARY

DEFAULT PLAN CONCERNS

DEFAULT SET AT MAXIMUM RENEWABLE ENERGY

- **COMMENT:** "I am advocating for the default plan with 100% renewable energy sources."
- **COMMENT:** "I'd like to convey my strong opinion that our town should not set the default so low. We need to set our sights on using the maximum renewable energy possible."
- **COMMENT:** "While I am pleased with the efforts to obtain more favorable power rates for the town, I hope that we can at the same time use the process to encourage clean renewable energy by selecting at least 62% clean energy for the town."
- **COMMENT:** "I spoke with Southboro's Community Power Choice administrator. They report that in most communities, only 1 to 2 percent of municipal power choice program enrollees will opt up from default to 100% renewable. In their words, "from a renewables perspective, the real power of the program lies in a default as most people will stick with what they get so most participants stay with the default option".

DEFAULT SET AT LOWEST RATE

- **COMMENT:** "So it's important that the lowest rate be the DEFAULT choice. The increased demand is from new uses such as EV cars and heat pumps. To get the money to increase the capacity, National Grid will increase customer rates! Please remember that many residents in town are on fixed income.

AGGREGATE SUPPLIER CONCERNS

- **QUESTION:** "Looks like Marlboro's electric aggregate contract with Inspire Energy is up and they are in the process of a change. I don't know how long these contracts go for –2-3 years?? I was told that the price had increased from .9 cents to .14 plus cents per kilowatt-hour. (We can't win). The Rhode Island company First Point Power may be the new supplier. Marlboro has a different broker (supplier) than that of Northboro, so I don't know how that works."
"The City of Marlboro has gone through this process, and we have members in our Men's Club from Marlboro that informed us that they had found the Inspire Company to be the cheapest."
RESPONSE: Once the Town's program is approved by the state, we will conduct a competitive procurement seeking price bids from the electricity suppliers that supply aggregation programs. The Town will select the bid that is the most advantageous for the Town.

SUPPORT OF THE AGGREGATION PROGRAM

- **COMMENT:** “I think this is a great idea. I come from a town that did this and had rates as low as 10.5 cents per kwh. With people heating and cooling their homes with electricity, the cost of electricity is more important than ever. Can’t wait to see this roll out.”

OPPOSITION TO THE AGGREGATION PROGRAM

- **COMMENT:** “Town government is overstepping its authority by automatically including its citizens in any aggregated electric supply. As consumers, WE get to decide! Period!”
- **QUESTION:** “Massachusetts is an energy choice state already so why is Northborough getting into this business? Also, why would a resident be placed (no opt in, only opt out) in a plan where the price was not advertised? Please consider opt-in, not opt-out for this plan.”
RESPONSE: Before any resident is enrolled in the program, they will receive a letter from the Town explaining the program and providing the prices. We do not know yet when that will happen. First, we need to receive approval from the state which takes many months.
- **QUESTION:** “Can a resident opt out before the establishment of the Municipal Electricity Aggregation? Changing suppliers with National Grid is a time-wasting event and we would like to keep as far away from them as possible.”
RESPONSE: When the program is ready to launch, you will receive a letter from the town explaining the program and the prices and giving you 30 days to opt out before being enrolled.

GENERAL QUESTIONS / COMMENTS

SOLAR

- **QUESTION:** “How does this affect customers who have solar panels?”
RESPONSE: The program does not affect either your use of electricity from your solar panels or the net metering credits or other incentives you receive. All of those will remain the same whether or not you participate in the program.
The program only affects the electricity you purchase from the electric grid when your solar panels are not operating. If you participate in the program, you will receive the program price for that electricity rather than National Grid’s Basic Service price.
- **QUESTION:** “This program sounds great, however I own my solar panels and receive energy credits for my production, if I opt in the program will I still receive my SREC credits. Also, my production reduces my monthly bill. Would that count with new program?”
RESPONSE: The program does not affect either your use of electricity from your solar panels or the net metering credits or other incentives you receive. All of those will remain the same whether or not you participate in the program.
The program only affects the electricity you purchase from the electric grid when your solar panels are not operating. If you participate in the program, you will receive the program price for that electricity rather than National Grid’s Basic Service price.

BILLING

- **QUESTION:** “Will people currently on a budget plan stay on a budget plan or will they have to go back to paying exactly what each month's bill is?”

RESPONSE: You can remain on the budget billing plan if you join the program.

MISC

- **COMMENT:** “BTW - this, (<https://www.greenenergyconsumers.org/>) is who I've had for, I think, decades now, (the 100% wind option) - would mostly be looking at how different your program is from this.”
- **COMMENT:** “Other than the green option, have you considered in town options for increasing renewal energy options?”
- **COMMENT:** “I don't think this is much notice for something of this magnitude.”
- **QUESTION:** “What is the benefit of this program to residents? I see no clear benefit. What is the price difference - now and in the future if residents enroll in power choice? It seems nothing is defined yet. When will residents be mailed notices to opt out? I see no clear timeframe of when this will happen.”

RESPONSE: The benefits of the program are stable prices and the potential for savings compared to National Grid's basic service prices. While most programs like this have provided savings, savings cannot be guaranteed because National Grid's prices change frequently, and their future prices are not known.

The program price and the date of the mailing to customers won't be set until we receive approval of our program from the state, which can take many months.

- **QUESTION:** “I wanted to confirm that proposed changes which would impact the supply charges, but not the delivery rates, would NOT impact eligibility for Mass Saves services? Based upon my research and understanding, Northborough residents would still have access to this valuable program and all its rebates and incentives. I have used the Mass Saves program to install air source heat pumps and think it would be valuable for the town to clarify and confirm that residents would still have access to this valuable program.”

RESPONSE: The program affects only supply rates and does not affect eligibility for MassSave programs.

- **QUESTION:** While the initiative is welcomed, this resident has concerns about the impact on residents with existing supplier contracts and suggestions for reconsidering the funding model for the program's costs, particularly regarding the consultant's fees.

RESPONSE: The fee is a fixed amount per kilowatt-hour which will be multiplied by the number of kilowatt-hours supplied through the program. You are correct that there are other potential fee structures which have their own advantages and disadvantages. In this case, the fee was established as part of the competitive procurement that the Town conducted for a consultant and is the standard fee for these services.

GENERAL COMMENTS:

- **Concerns about National Grid's Notice:**

The email notice from National Grid raises concerns about increasing delivery rates. The delivery rates are set to increase by 3.7% in the first year, followed by a compounded inflation of 1.8% for the next four years, totaling a 9.4% increase over four years. Since 2016, delivery rates have nearly doubled, showing an annual inflation of 8.8%, contributing to Massachusetts having high electricity costs. The increases affect everyone in Northborough, including the town government.

- **Impact on Northborough's Power Choice and Net Metering:**

Inquiry about how net metering calculations are conducted under Northborough Power Choice, specifically whether it occurs at the cycle's end or based on the price difference of power delivered versus received.

- **Net Metering Credit Calculation Queries:**

Whether the net metering credit is based on net kWh or at the end of the billing period.

Scenario exploration: If 1000kWh is generated and 500kWh is used, how is the net credit calculated?

- Option a: Credit based on kWh net, resulting in a net credit of 500kWh at \$0.27kWh or \$135.
- Option b: Credit based on the value of each, resulting in a net credit of \$110 after accounting for the different rates for power received and delivered.
Emphasis on scenario "a" being more favorable for solar panel users.

- **Significance of Net Metering Calculation on Long-term Power Plans:**

How net metering calculations are made can significantly affect the benefits of net metering, especially with long-term power plans that have varying rates across seasons.



TOWN OF NORTHBOROUGH

Administration Office
63 Main Street
Northborough, MA 01532-1994
(508) 393-5040 x1 Phone
town.northborough.ma.us

MEMORANDUM

TO: Select Board
Town Administrator

FROM: Angie Sowden, Executive Assistant

SUBJECT: Reappointments to Boards, Committees, and Commissions

DATE: April 5, 2024

Attached is a copy of the 2024 Select Board Reappointment List for your consideration.

The volunteers listed below have either resigned since last year's Annual Town Meeting or requested that they not be reappointed to their respective Board, Committee, or Commission when their term ends on April 30, 2024. All have served for one full term or more and will be awarded Certificates of Appreciation at the start of this year's Annual Town Meeting

Please let me know if you have any questions.

Council on Aging

Adrienne Cost – 15 years

Appropriations Committee

Richard Nieber – 27 years

Cable Television Advisory Committee

Richard Swee – 17 years

Community Affairs Committee

Jessica Hey – 6 years

Cultural Council

Craig Cox – 6 years

Suzanne Cox – 6 years

Loredana Tiron-Pandit – 6 years

Jeanine Vitale – 3 years

Earthwork Board

Ronald Doucett – 6 years

Christopher Deacetis – 3 years

Financial Planning Committee

Mike Hodge – 18 years

Tom Spataro – 10 years

Housing Partnership Committee

Michael Durkin – 18 years

Municipal Code & Bylaw Committee

Brian Strand – 6 years

Scholarship Committee

Vikram Verma – 3 years

Regional School Committee

Karen Ares – 3 years

Select Board

Kristen Wixted – 3 years

Youth Commission

Gretchen Bean – 15 years

Gila Schneider-Nachum – 7 years

Sherry Clark – 3 years

Zoning Board of Appeals

Mark Rutan – 21 years

Fran Bakstran – 12 years



2024 REAPPOINTMENTS SELECT BOARD

COUNCIL ON AGING

Elizabeth Nasser

COMMUNITY AFFAIRS COMMITTEE

Pamela Markey

COMMUNITY PRESERVATION COMMITTEE

Jeffrey Leland

CONSERVATION COMMISSION

Diane Guldner
Gregory Young

DIVERSITY, EQUITY, INCLUSION, & BELONGING COMMITTEE

Cynthia Moore
Mariam Ibrahim

MASTER PLAN IMPLEMENTATION COMMITTEE

John Campbell

OPEN SPACE COMMITTEE

Ashley Davies

PARKS & RECREATION COMMISSION

Mark Awdycki

BOARD OF REGISTRARS

Richard Hagen

SCHOLARSHIP COMMITTEE

Chandra Vora

ELDERLY & DISABLED TAXATION FUND COMMITTEE

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HISTORIC DISTRICT COMMISSION

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Elaine Solomon
Rita Osborne

INDUSTRIAL DEVELOPMENT FINANCE AUTHORITY

George Pember
Francis McKenna

LIBRARY TRUSTEES

Jocelyn McElhiney
Michelle Rehill

BOARD OF TRUSTEES OF SPECIAL BENEVOLENT FUNDS

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TRAFFIC SAFETY COMMITTEE

Bryan Cole

YOUTH COMMISSION

Joan Clementi
Jennifer Lipton-O'Connor

ZONING BOARD OF APPEALS

Fran Bakstran

ZONING BOARD OF APPEALS - ALTERNATES

Jeffrey Gribouski

ZBA INTERVIEW MEETING MINUTES April 2-3, 2024

6:30 p.m. - Introduction to Remote Meeting

Select Board member Kristen Wixted stated that this Open Meeting of the Select Board Interview Subcommittee was being conducted remotely the Acts of 2023, An Act Relative to the Extending Certain COVID-19 Measures. All members of the Interview Subcommittee are allowed and encouraged to participate remotely.

The Order allows public bodies to meet entirely remotely so long as reasonable public access is afforded so that the public can follow along with the deliberations of the meeting on Youtube, where the link is listed in the agenda on the town website.

The meeting did not allow for public comment.

Ms. Wixted confirmed that the following persons were remotely present and could be heard.

SB Interview Subcommittee: Ms. Lisa Maselli, Kristen Wixted
Zoning Board of Appeals member Suzanne Cieslica (for the first three interviews only)

INTERVIEWS FOR ZONING BOARD OF APPEALS (ZBA)

John Carney

Mr. Carney is a real estate broker, consultant, and licensed construction supervisor, i.e. commercial contractor.

He was on the Grafton ZBA for 17 years, and was the chair for much of that time, so has a lot of experience being on a Zoning Board and understands what the job entails.

He works in commercial real estate currently. Has lived in Northborough for 12 years.

It was noted that the laws and zoning rules in Northborough are different than those in Grafton so if chosen, he would have to study those differences. For example, in Grafton the ZBA is not charged with deliberating on/granting Use Variances.

Mr. Carney said he was willing to be an alternate if that was what was decided by the Select Board.

John Maher

Mr. Maher works in commercial real estate finance and has lived in Northborough for 12 years.

He has watched ZBA meetings and spoken to members.

He travels to other parts of the country where zoning is very different from Massachusetts, such as Houston TX and Virginia. He has learned a lot about how zoning laws can really affect how a community forms and looks and how people interact with each other and local businesses.

When asked about affordable housing, he stated that it increases density so it affects traffic flow and schools. He said it should be complimentary to the community and needs to be strategically placed.

Though he has not been directly involved with being on a Zoning Board, he is comfortable reading site plans.

Jacob Jones

Mr. Jones is an attorney. He attended the interview Zoom meeting from a cruise ship where he is on vacation.

Though Mr. Jones has no direct experience with a Zoning Board, and has not attended a meeting, he is interested in learning more about town governance and connecting with others through public service.

He was very interested in the fire station building committee coming before the ZBA recently and took note of the 2-3 split vote there.

He said that Use Variances are a “muddy area” and he is comfortable with muddy areas because of his work. He works from home and said his schedule allows for time on ZBA.

He is also comfortable reading site plans.

Fran Bakstran

Fran is a long-time Northborough volunteer. She told the story of how she became involved in town affairs, when developers built Assabet Hill (a housing development). Her home is at the bottom of the hill and she and other neighbors were very concerned with run-off and other issues that might have arisen due to the development being built. She and the other neighbors sued the Planning Board. She said she learned a lot from that experience.

She has been on ZBA for 12 years and generally likes the group. She enjoys how the group builds consensus.

Fran is also a member of Counsel on Aging and the Master Plan Implementation Committee. She shared that she would advise alternates to weigh in more on discussions. (Alternates are allowed to participate in discussion but not allowed to vote.)

Fran said by-laws are interpreted and she has been interpreting them to the best of her ability for the last 12 years.

She would like to serve on ZBA for another three years.

Interviews ZBA continued Wednesday April 3, 2024

In attendance, SB Interview Subcommittee: Ms. Lisa Maselli, Kristen Wixted
Zoning Board of Appeals member Suzanne Cieslica (for Mr. Nosevich’s interview only)

Jeffrey Gribouski

Mr. Gribouski has been a resident of Northborough for almost 3 years. He is an attorney and is currently an alternate on the ZBA.

He said he has attended two Zoning Board trainings in the almost two years he’s been on the board. He agrees this is an important board to which he brings “age diversity.”

He said he plans to live in town for a long time.

Ms. Maselli asked him about a few recent cases that came before the ZBA and he gave his perspective.

He is considering perhaps volunteering for other boards as well.

Alex Nosevich

Mr. Nosevich has lived in Northborough for 20 years and likes it here very much.

He is applying for ZBA because he likes the idea of having a positive impact on the town.

His only experience with site plans is from his own home renovation, which did not require ZBA approval for any variances.

He is a partner at a Marketing Agency and has not had time to volunteer for town boards or committees until recently. He is a branch strategist and copywriter.

He thinks the traffic in downtown Northborough is a huge problem, though that doesn't fall under the ZBA.

DELIBERATION

Select Board members Wixted and Maselli were very appreciative of everyone's time and willingness to volunteer for Northborough.

They agreed that the candidates for ZBA were all excellent.

A summary of their discussion on each applicant follows:

Mr. Carney is a strong candidate with so many years of experience on the Grafton Zoning Board. He would bring a lot to the group, though he would need to study up on laws and regulations specific to Northborough.

Mr. Maher is also a strong candidate, considering his background, his current work, and his sense of what makes a good community. He also would bring a perspective from the lens of the world of finance to zoning.

Jacob Jones did an excellent interview. He doesn't necessarily have specific zoning experience but he is very enthusiastic about volunteering. He has attended a fire station meeting and some Select Board meetings, but not watched any ZBA meetings. He is an attorney so is very comfortable interpreting "muddy" situations from this professional perspective.

Fran Bakstran has been on the ZBA for several years, unlike the other three candidates. Ms. Maselli admired her for her years of volunteering for boards and committees in Northborough but thinks new people add an important perspective. Ms. Wixted noted the way a Zoning Board member votes is what is important in deciding what is best for the town. In her opinion, the way Fran has voted on several cases is not what she believed was in the best interest of the town, and so wouldn't recommend her again. Her decision was nothing personal and was merely about interpretation of information.

Jeffrey Gribouski

Jeff Gribouski has been the alternate for nearly two years. He has attended several meetings and voted in a few, recently. He has been to two zoning trainings and looks forward to attending more.

RECOMMENDATIONS

The Committee agreed Mr. Maher would be a good choice for full ZBA member.

The Committee agreed Mr. Gribouski would continue to make a good alternate for our Zoning Board.

The Committee disagreed about Mr. Carney. Ms. Wixted appreciates his experience, suggested he would need less training, and recommended him for full ZBA member. Ms. Maselli recommended for him to be the second ZBA Alternate.

The Committee disagreed about Mr. Jones. Ms. Maselli recommended him for full ZBA member and Ms. Wixted recommended him for the second Alternate position.

They agreed to make sure this stalemate would be reflected in the minutes, and they both looked forward to discussing it with the full Select Board on Monday, April 8, 2024.

They thanked everyone for volunteering.

ADJOURNMENT

Ms. Maselli moved to adjourn the meeting, Ms. Wixted seconded.

Maselli: aye

Wixted: aye

Meeting was adjourned at 7:30 pm.

Documents used: ZBA applications, agenda for 4/2/24 and 4/3/24 Interview Committee meetings.

Julianne Hirsh and Lisa Maselli interviewed the candidates for Council on Aging, Youth Commission, Community Affairs and Cultural Council. Candidates for Zoning Board of Appeals were interviewed and discussed by Kristen Wixted and Lisa Maselli.

4:30p.m. Susan Harvey was interviewed for a position on Council on Aging. Paula Moore joined to answer any specific questions about the Council. Susan moved to town over a year ago and has become involved in the Senior Center where she has been doing administrative work. Kendra Faldetta, director of the Senior Center, suggested that Susan apply for this position. Susan asked what kinds of topics the Council on Aging discusses, how often they meet and how many people attend. Paula Moore has only recently become chairperson of COA so was able to give limited answers. The various programs that are offered at the center were discussed and an explanation of how the Center helped seniors during the pandemic was discussed. Interview was concluded around 5 p.m.

5:00 p.m. Alex Nosevich

5:30 Keri Wolfe was interviewed for a position on Youth Commission. Keri moved to Northborough over 2 years ago. Her experience has been in non-profit organizations dedicated to children's needs where she has developed an extensive skill set in setting goals, and completing projects. She will be able to use these skills to benefit the goals of the Youth Commission. Joan Clementi, a member on the Youth Commission, was present to ask questions and provide answers. Joan gave historical background about what the youth Commission did in the past. Keri was aware of the proposed HHS model for Department of Public Health and Family and Youth Services. Interview concluded at 6 p.m.

6:00 p.m. Nora Biggins was interviewed for a position on Community Affairs. Nora is a lifelong resident of Northborough where she is now bringing up her young family. Suzanne Cieslica talked to Nora about joining CA. Suzanne was present at the interview and explained that Nora has already been helping with recent projects such as Kindness Week. Nora is passionate about expanding activities for parents with children of preschool age. Interview concluded around 6:30 p.m.

6:30 p.m. Anna Katzenberger was interviewed for a position on Northborough Cultural Council. For several weeks Anna has been attending meetings of the NCC and helping out with the spring projects. Anna moved to Northborough around 3 years ago and is anxious to get involved in town activities. She is also a member of the Northborough Arts Council. Unfortunately, no one was able to be present from the NCC to answer questions but since Anna has been active at NCC she understands the goals, meeting schedules, etc. Anna is also knowledgeable about how the Massachusetts Cultural Council works with the local councils. She is also aware that there are term limits on this committee. Interview concluded around 6:50.

Lisa Maselli and Julianne Hirsh then discussed the candidates. All candidates have the talent, energy and or expertise to become valuable committee members.

Votes were taken as follows:

Hirsh moved that Susan Harvey be recommended for a position on the Council on Aging. Maselli seconded, vote was unanimous in favor of recommending Susan to the SB at there next meeting, April 8, 2024.

Hirsh moved that Keri Wolfe be recommended for a position on the Youth Commission, seconded by Masseli. Vote was unanimous in favor of recommending at the SB meeting on April 8, 2024

Hirsh and Maselli discussed recommending to the SB that the Youth Commission be rebuilt as soon as possible particularly in light of the proposed article at town meeting regarding development of a Health and Human Services Department.

Hirsh moved that Nora Biggins be recommended for a position on Community Affairs Committee. Maselli seconded. Vote was unanimous in favor of recommending Nora to the SB at their April 8, 2024 meeting.

Hirsh moved that Anna Katzenberger be recommended for a position on Cultural Council. Maselli seconded the motion, and the vote was unanimous in favor of recommending Anna to the SB at their next meeting on April 8, 2024.



TOWN OF NORTHBOROUGH
Office of the Select Board
63 Main Street
Northborough, MA 01532-1994
(508) 393-5040 x1 Phone
town.northborough.ma.us

Mitch Cohen, Chair
Kristen Wixted, Vice Chair
Laura Ziton, Clerk
Julianne Hirsh
Lisa Maselli

March 25, 2024

Governor Maura Healey
Massachusetts State House
Office of the Governor
Room 280
Boston, MA 02133

Dear Governor Healey:

On behalf of the Town of Northborough, I respectfully request your support for the proposed legislative reforms outlined on the following pages. These are the priorities of the Town's Public Officials, as well as the Massachusetts Municipal Managers' Association and the Massachusetts Municipal Association. We believe that your administration's support of these items is in line with your demonstrated commitment to strengthening partnerships with local officials and building stronger communities across the Commonwealth.

The reforms that are highlighted herein would benefit municipal leaders' efforts to mitigate heightened pressures on local resources. Many of the rules, regulations and state laws that are in place today hinder their ability to apply creative and innovative means to effectively manage their organizations.

Thank you for considering our request.

Sincerely,

Mitch Cohen, Chair
Northborough Select Board

CC: Select Board
Town Administrator
Asst. Town Administrator
Finance Director
Superintendent of Schools
Appropriations Committee
Financial Planning Committee

Senator Robyn Kennedy
Representative Kate Donaghue
Representative Meghan Kilcoyne

TOWN OF NORTHBOROUGH STATE LEGISLATIVE PRIORITIES

1. Provide a Multi-Year \$340 Million Chapter 90 Authorization

Increased funding of the Chapter 90 program, through which the Commonwealth reimburses municipalities for eligible roadway improvement projects, is critically important as communities across the state seek to maintain safe local roadways and build strong local economies. The program's formula-based funding considers a community's population, road miles and employment. The Legislature authorized a \$300 million Chapter 90 program for FY2015, and ultimately, the full amount was released to cities and towns in January 2015. Since that year there have been several supplemental Chapter 90 allocations, which are greatly appreciated. Their inconsistency makes capital planning for municipalities very difficult. For several years now, the Town has called on state officials to permanently fund Chapter 90 at \$300 million a year, and to release the funds in a timely fashion. Funding in the last five years (FY2020 – FY2024), has remained at \$200 million. We are aware of the Governor's FY2025 budget request to authorize a two-year, \$400 million Chapter 90 bill, authorizing \$200 million per year for the Chapter 90 program. While we appreciate the foresight in submitting for a two-year package, so as not to delay the receipt of funds, it does not address the fundamental issue of underfunding that we have reiterated year after year.

Level funding the Chapter 90 program for FY2025 and FY2026 provides inadequate support to communities seeking to maintain roads in a state of good repair. A biennial state-wide survey by the Massachusetts Municipal Association (MMA) found that municipalities would need to spend more than \$685 million annually to bring roads up to the industry standard for ensuring well-maintained roads in good condition. The purchasing power of the Chapter 90 program has been substantially diminished since FY2012, due to several factors, primarily construction inflation. Construction inflation increased by approximately 68% since 2012, meaning that communities have lost \$136 million in purchasing power during this time. To offset the diminishing power of the current Chapter 90 authorization, Northborough is requesting that the legislature approve a minimum of \$340 million in Chapter 90 funding for FY2025 and FY2026. The increasing costs reflect the overall deterioration of our roadway infrastructure and underscore the detrimental effects of under investment in our aging infrastructure.

2. The Massachusetts School Building Authority (MSBA):

The MSBA is limited in funding as stated in MGL Ch.70B Section 7, to \$800,000,000 plus either the rate of growth in the dedicated sales tax revenue amount as defined in Sub-Section a of Section 35B of Chapter 10, or 4.5%. The MSBA declared a pause on its Accelerated Repair Program in 2022 and limits on its core projects due to rising costs and inflation, and the need to stay within the Annual Cap. Each year the Accelerated Repair Program has delayed results and has increased an application backlog among the Commonwealth's existing backlog of school building needs. The Northborough School Committee calls upon the Massachusetts legislature to amend MGL Ch.70B, Section 7 by removing the 800,000,000 cap and allowing public preschools to be included in the Accelerated Repair Program and Core Program.

3. Local Aid increases that keep pace with state revenues

- Student Opportunity Act and Minimum Aid – Passage of the Student Opportunity Act has fixed long-known gaps in the Chapter 70 school aid formula by ensuring adequate weight for special education expenses and the cost of health benefits for school personnel, and the additional resources needed to educate English learners and economically challenged students. These

are important changes that will benefit those communities and school districts that have high numbers of low-income students, which is where most of the new money will be targeted. The District supports funding an adequate amount of minimum aid that ensures that all schools receive a meaningful increase in FY2025, which it believes should be at least \$100 per student. While the school aid calculation for next year is not yet known, it is highly likely that the District will again receive only the minimum aid increase (at least \$30 per student), which is simply not adequate to maintain quality school programs. Higher minimum aid is necessary to ensure high-quality programming.

- Special Education Circuit Breaker – Another top priority for the District is increased funding of the state’s special education reimbursement program known as the “Circuit Breaker Program.” The circuit breaker fund has been in existence since 2004 and reimburses local school districts for a portion of their costs above a certain threshold for educating students with severe disabilities. The District asks for full funding of the state’s share of eligible educational and transportation costs. In FY2024, the program was funded at \$498.9 million. It is anticipated that full funding of the Circuit Breaker Program could require a substantial increase above this amount in FY2025, as special education transportation expenses are rising faster than inflation. While the District is grateful for the inclusion of special education extraordinary relief funds in the FY2023 closeout supplemental budget, it is presently unclear what the impact of last year’s 14% rate increase for private special education school tuitions will be on this reimbursement program.
- Student Transportation Reimbursements – Funding to assist cities, towns, and school districts with the cost of transporting school children is another critical priority. The final FY2024 budget funded regional school transportation (7035-0006) at \$97 million, representing a reimbursement rate of 90% of DESE’s estimated costs for FY2024. The FY2024 budget also fully funded the McKinney-Vento account for transportation of homeless students (7035-0008) at \$28.6 million, and funded out-of-district vocational transportation (7035-0007) at \$1 million, a reimbursement of 17% of DESE’s estimated costs. The District hopes to see full funding for these three accounts for FY2025.
- Unrestricted General Government Aid (UGGA)—The Town is aware of and appreciates your support for revenue sharing and the administration’s recommended 3% increase in UGGA for FY2025. We believe that real partnership between the state and local government is in ensuring that future revenue growth is shared with cities and towns so that they can continue providing essential local government services, critical to the residents of the commonwealth. We strongly support the revenue sharing compact that increases UGGA each year by the same rate of growth as state revenues. Over the last several years, the State has seen record tax revenue collections, however, those record collections did not trickle down to local cities and towns. Due to the method by which the state calculated their revenue growth during the budget process, the increased revenue collections were not shared in an equal manner. We strongly encourage the state to increase UGGA by the same percentage as the growth rate in state revenues. Northborough relies on UGGA funds to continue to provide vital services to our residents.

In addition to the top three legislative priorities mentioned above, the Town is also including the following bulleted list of additional (secondary) issues and initiatives that we hope you will support.

- **An Act Creating a Municipal and Public Safety Building Authority:** S.1489 and H.3802 would establish a new independent state authority, as well as a separate municipal and public safety building fund, to assist municipalities with the construction of or improvements to public safety or municipal office buildings. With property tax and other local revenues strictly limited by state law, municipalities are constantly challenged with obtaining adequate funding to keep up with ongoing maintenance and much needed modern updates to municipal and public safety buildings. This independent state authority would act much like the Massachusetts School Building Authority or the Massachusetts Board of Library Commissions, both of which have available state funding to assist municipalities and school districts with addressing infrastructure needs for schools and libraries. We support bills S.1489 and H.3802 which would assist in addressing public safety and general municipal building needs.
- **An Act to Modernize Funding for Community Media Programming:** H.74 seeks to level the playing field for companies who sell video and audio entertainment services in Massachusetts. For decades, cable companies who distributed products using public rights of way have had to pay up to 5% of their gross annual revenue for that use. These franchise fees make up the entirety of the annual budget for the Northborough Cable Access Television operation. Companies that stream video (like Hulu or Netflix) use the same rights of way but do not pay anything back. CATV has seen a reduction in funding due to cord cutting, as the revenue for CATV relies on the number of cable subscribers in town. To continue to provide valuable coverage for government, school and community events and meetings, the revenue lost from cord cutting should be replaced with streaming companies who utilize the same rights of way and currently do not provide funding for cable access. Support for H.74 would ensure that important funding for cable access services is secured for years to come.
- **Acts that would have a tremendous impact on Library Users:** Bills S2528 and H4229 seeks to reassert that the authority to select materials for school and public library collections rests with the employees and requires Boards of Trustees to adopt policies that forbid removal of materials due to doctrinal disapproval. It further protects library staff who select materials from being disciplined, fired, or otherwise punished for selecting materials in good faith. With more and more book challenges occurring across the state, this legislation is more important than ever. Bill H3239 references publisher practices that restrict eBook access to our communities. This bill would require publishers to use fair practices when dealing with libraries. Currently, libraries are paying up to three times what a consumer would pay for an eBook, and the licenses are confusing, restrictive, and unfair. EContent is so important to our community, particularly those who are homebound or have disabilities that make reading physical books difficult.
- **Ensure Sustainable OPEB Costs for Cities and Towns:** Legislative action to reform the Other Post-Employment Benefits (OPEB) is necessary to protect not only the financial well-being of municipalities, but to also protect retiree benefits in both the short and long term and to protect municipal jobs. Although Northborough has created a dedicated trust fund and has appropriated over \$500,000 annually in most recent years to address this issue, the Town's actuarial liability has continued to grow. Meaningful OPEB reform at the state level is key to

maintaining benefits essential to municipal employees and retirees. We urge the Legislature not to lose sight of OPEB reform for next year, and will support reforming the OPEB commission as proposed in the Municipal Empowerment Act.

- **Oppose Unfunded Mandates:** We continue to seek your support in working with municipalities to comprehensively review and analyze unfunded mandates imposed by state law, regulation, or other action. In addition to seeking full funding for all current mandates, we ask that you require the Executive Office to specify the local impact of any signed legislation.

In addition to the legislative priorities set forth in the letter to Governor Healey dated March 19, 2024, below is a list of specific earmark requests for various infrastructure projects that Northborough anticipates pursuing in the upcoming year. In the last few years, Northborough has witnessed an increase in the number of awarded earmarks in the region. Below is a list of high priority capital projects that we believe are strong candidates for State Earmarks. This list contains a multi-departmental overview of various projects with cost estimates that would otherwise be financially burdensome for the Town to fund.

1. **Fire Station Building Project:** The Town has completed the schematic design phase and is beginning the design development for a new Fire Station in Northborough. The existing station, of which there is only one in Northborough, was built in 1975 and stands at 11,100 SF. The station was built as a volunteer station prior to the paramedic ambulance services that the department currently provides. There are no facilities for female firefighters and inadequate space for full-time personnel. The total cost estimate for the project at this time is between \$43M and \$49M. The Town is aware of legislation that has been put forward to support a Municipal and Public Safety Building Authority, to be operated like the MSBA. The Town is in full support of that legislation but would also welcome any earmarked grants to assist with this critical public safety project.
2. **Sidewalk Repair Project:** As part of its ongoing roadway asset management program, Northborough had all sidewalks and pedestrian curb ramps along Town roads inventoried and assessed. Sidewalks are a critical part of a municipality's infrastructure, providing safety and mobility to pedestrians, and enhancing access to public and private facilities, businesses, and generating community connectivity. Pedestrian curb ramps enable access for pedestrians with mobility altering disabilities. The assessment revealed that Northborough has 32.69 miles of sidewalk and 212 pedestrian curb ramps. The average sidewalk condition is a 72 out of 100, with most sidewalks being in good or fair condition. Eighty out of the 212 existing pedestrian curb ramps are rated as fair or poor. The chart below projects the average sidewalk condition in Northborough under various funding scenarios, with the top option being the minimum funding needed at \$300,000 per year over five years to improve the overall condition of sidewalks in Northborough and to address the backlog of sidewalk infrastructure projects. A permanent increase to Chapter 90 funding in the amount of \$340M, coupled with the town's recent Complete Streets program adoption will help the town maintain sidewalks moving forward and construct additional sidewalks to connect existing routes. Unfortunately, the current backlog of sidewalk improvement work will require significant one-time additional funding to address before new sidewalks are added. The overall backlog of sidewalk improvement work is estimated to cost approximately \$2.1M. We are asking that the Commonwealth support the Town in addressing this backlog with an earmark appropriation of \$300,000 or more.

3. **Assabet Hill Drainage Repair Project:** Roadway drainage systems are often a forgotten part of a town's infrastructure, until they begin to fail. This is the case in the Assabet Hill neighborhood. Over the past three years several large sinkholes have appeared within these roadways. A full drainage system evaluation was conducted in late 2019 which found there to be systematic pipe failures throughout the neighborhood. The result is causing severe deterioration of the roadway and will likely cause additional sinkholes to appear until thorough repairs are completed. The Town cannot reconstruct the roadways until these repairs are completed, which are estimated to cost \$800,000. Northborough is committed to perform the \$1,000,000 of roadway reconstruction if the Commonwealth can assist by funding the drainage repair work. It is important to note that the one-time drainage issues in the Assabet neighborhood are unique and not the result of deferred maintenance.

Lastly, the Town would like to extend its appreciation for the local options included in the Municipal Empowerment Act to expand on available tools to help municipal leaders generate more local revenue, including:

- Increasing the maximum local option meals tax from .75 percent to 1 percent of the sales price of a meal at a restaurant or local store
- Adding a new 5 percent local option Motor Vehicle Excise surcharge, a fee charged by every city and town on vehicles registered in their communities based on the vehicle's value
- Creating new property tax exemptions for seniors to allow cities and towns to adopt a Senior Means Tested Property Tax Exemption for qualifying seniors and to increase existing senior property tax exemption.
- Addressing long-term benefit funding pressures by establishing a new OPEB Commission to take a fresh look at opportunities to address unfunded liabilities from non-pension employee benefits.
- Creating additional flexibility in post-retirement employment by expanding the process for seeking exemptions to post-retirement employment rules.
- The flexibility for municipalities that began during the COVID-19 public health emergency to permit outdoor dining and takeaway liquor sales, as well as hosting hybrid public meetings to encourage remote participation, would also be made permanent by this legislation.
- Updating borrowing rules for school projects to increase from 30 years to 40 years the bond term to more closely reflects the life expectancy of the project. This should include all municipal building projects as well.
- Clarifying that cities and towns can award multiple contracts through an RFP process under Chapter 30B and purchase both supplies and services from collectively bid contracts.
- Equalizing 30B thresholds for advertised procurements to \$100 k for all municipal purchasing – not just schools.
- Eliminating the requirement to publish notice of invitations for competitive bids on COMMBUYS.
- Streamlining procurement for electric school buses and charging infrastructure by allowing single procurements for both under Chapter 30B.

On behalf of the Town of Northborough, thank you in advance for your consideration of these important issues and initiatives.



TOWN OF NORTHBOROUGH PLANNING DEPARTMENT

Town Hall Offices • 63 Main Street • Northborough, MA 01532 • 508-393-5040 x 7 • 508-393-6996 Fax

April 4, 2024

Tim McInerney, Town Administrator
Town Hall Offices
63 Main Street
Northborough, MA 01532

Dear Mr. McInerney,

Relative to the Select Board meeting on April 8th, please note that the Planning Board Chair, Kerri Martinek, will be present to speak on Articles 49 through 61.

Please let me know if you have any follow up questions or comments.

Sincerely,

Laurie Connors
Planning Director



TOWN OF NORTHBOROUGH

Town Administration
63 Main Street
Northborough, MA 01532-1994
(508) 393-5040 ext. 1
(508) 393-6996 Fax

MEMORANDUM

TO: Select Board

FROM: Assistant Town Administrator

SUBJECT: Assigned Motions for Town Meeting

DATE: April 5, 2024

Attached please find a draft summary spreadsheet of the Articles on the April Town Meeting Warrant. The summary includes the purpose of the Articles, indicates who will make the motion, who will present, and what boards or committees will make recommendations.

As you know, this is the Select Board's Warrant and it is customary for the Select Board to read the motions for various Articles. While the Board may make the motions for any Articles they wish, the attached Summary indicates the ones traditionally moved by Select Board.

Please review the Annual Town Meeting Warrant and the draft summary in preparation for your April 8th meeting. The Board will discuss assignment of Articles as well as vote their recommendations for the appropriate Articles.

Diane M. Wackell

ART#	PURPOSE OF ARTICLE	MOTION BY	PRESENTER	RECOMMENDATION	VOTE
1	Appoint Deputy Moderator	Select Board	Frederick George, Town Moderator	N/A	majority
2	Compensating Balance Agreement	Select Board	Jason Little, Finance Director	N/A	majority
3	Prior Years' Bills	Select Board	Jason Little, Finance Director	Appropriations Committee	majority
4	Town Budget	Select Board	Timothy McInerney, Town Administrator	Select Board, Appropriations Committee	majority
5	Water, Sewer & Solid Waste Enterprise Funds	Select Board	Scott Charpentier, DPW Director	Select Board, Appropriations Committee	majority
6	Northborough K-8 Schools Budget	Bryce McKnight, Northborough K-8 School Committee	Greg Martineau, School Superintendent	Select Board, K-8 School Committee, Appropriations Committee	majority
7	Algonquin Regional High School District Budget	Kathleen Howland, Regional School Committee	Greg Martineau, School Superintendent	Select Board, Regional School Committee, Appropriations Committee, Financial Planning	majority
8	Assabet Valley Regional Vocational School District Budget	Virginia Simms George, Assabet Valley School Representative	Ernie Houle, Assabet School Superintendent	Appropriations Committee	majority

ART#	PURPOSE OF ARTICLE	MOTION BY	PRESENTER	RECOMMENDATION	VOTE
9	Establishment of Stabilization Fund by Assabet Valley Regional Vocational School District	Virginia Simms George, Assabet Valley School Representative	Ernie Houle, Assabet School Superintendent	Appropriations Committee	majority
10	Revolving Funds Authorization of Expenditure Limits	Select Board	Jason Little, Finance Director	Appropriations Committee	majority
11	Appropriations Committee Reserve Fund	Select Board	Jason Little, Finance Director	Appropriations Committee	majority
12	Adoption of Provisions of Building Rental Fund for 4 West Main Street	Select Board	Timothy McInerney, Town Administrator	Appropriations Committee	majority
13	Stabilization Fund Contribution	Select Board	Jason Little, Finance Director	Appropriations Committee	majority
14	Senior Tax Relief	Select Board	Jason Little, Finance Director	Select Board, Appropriations Committee	majority
15	Appropriation of Funds for Legal Settlement for Marlborough Sewer Case	Select Board	Timothy McInerney, Town Administrator	Select Board, Appropriations Committee	majority
	PRESENTATION BY TOWN ADMINISTRATOR OF CAPITAL BUDGET (Articles 16-32)				

ART#	PURPOSE OF ARTICLE	MOTION BY	PRESENTER	RECOMMENDATION	VOTE
16	CIP – Police – Police Cruiser Replacements (2)	Select Board	Brian Griffin, Police Chief	Appropriations Committee, Financial Planning Committee	
17	CIP – Fire – Rescue 1 replacement	Select Board	David Parenti, Fire Chief	Appropriations Committee, Financial Planning Committee	
18	CIP – DPW Facilities – Facilities HVAC Upgrades/Modernization	Select Board	Scott Charpentier, DPW Director	Appropriations Committee, Financial Planning Committee	
19	CIP – DPW Facilities – Police Station Siding Replacement	Select Board	Scott Charpentier, DPW Director	Appropriations Committee, Financial Planning Committee	
20	CIP – DPW Facilities – Fire Station Brick Repointing and Sealing	Select Board	Scott Charpentier, DPW Director	Appropriations Committee, Financial Planning Committee	
21	CIP – DPW – Road Improvements and Maintenance	Select Board	Scott Charpentier, DPW Director	Appropriations Committee, Financial Planning Committee	
22	CIP – DPW – Enclosed Public Health Trailer	Select Board	Scott Charpentier, DPW Director	Appropriations Committee, Financial Planning Committee	
23	CIP – DPW – Drainage/Sidewalk Improvement Program	Select Board	Scott Charpentier, DPW Director	Appropriations Committee, Financial Planning Committee	

ART#	PURPOSE OF ARTICLE	MOTION BY	PRESENTER	RECOMMENDATION	VOTE
24	CIP – DPW Highway – Bucket Truck	Select Board	Scott Charpentier, DPW Director	Appropriations Committee, Financial Planning Committee	
25	CIP – DPW Highway – Sidewalk Plow Replacement	Select Board	Scott Charpentier, DPW Director	Appropriations Committee, Financial Planning Committee	
26	CIP – DPW Highway – Hook Lift Truck	Select Board	Scott Charpentier, DPW Director	Appropriations Committee, Financial Planning Committee	
27	CIP – DPW Water – One Ton Utility Truck with Plow Replacement	Select Board	Scott Charpentier, DPW Director	Water & Sewer Commission, Appropriations Committee, Financial Planning Committee	
28	CIP – DPW Sewer – Inflow & Infiltration (I&I) Mitigation	Select Board	Scott Charpentier, DPW Director	Water & Sewer Commission, Appropriations Committee, Financial Planning Committee	
29	CIP – Peaslee Elementary School – Asbestos Encapsulation – Chimney	Bryce McKnight, Northborough K-8 School Committee	Greg Martineau, School Superintendent	K-8 School Committee, Appropriations Committee, Financial Planning Committee	
30	CIP – Melican Middle School – Hot Water System Upgrade	Bryce McKnight, Northborough K-8 School Committee	Greg Martineau, School Superintendent	K-8 School Committee, Appropriations Committee, Financial Planning Committee	
31	CIP – Melican Middle School – Pneumatic Control Repairs	Bryce McKnight, Northborough K-8 School Committee	Greg Martineau, School Superintendent	K-8 School Committee, Appropriations Committee, Financial Planning Committee	

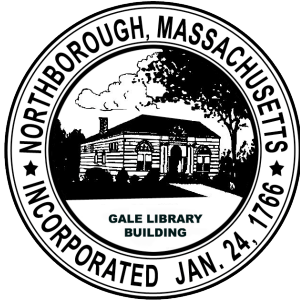
ART#	PURPOSE OF ARTICLE	MOTION BY	PRESENTER	RECOMMENDATION	VOTE
32	CIP – Feasibility Study for Marguerite E. Peaslee Elementary School	Bryce McKnight, Northborough K-8 School Committee	Greg Martineau, School Superintendent	K-8 School Committee, Appropriations Committee, Financial Planning Committee	
33	Lease and Power Purchase Agreement (PPA) for Solar Power Purchase for Roof of Proctor Elementary School	Bryce McKnight, Northborough K-8 School Committee	Greg Martineau, School Superintendent	K-8 School Committee, Appropriations Committee	
34	Lease and Power Purchase Agreement (PPA) for Solar Power Purchase for Roof of Lincoln Street Elementary School	Bryce McKnight, Northborough K-8 School Committee	Greg Martineau, School Superintendent	K-8 School Committee, Appropriations Committee	
35	Lease and Power Purchase Agreement (PPA) for Solar Power Purchase for Roof of Zeh Elementary School	Bryce McKnight, Northborough K-8 School Committee	Greg Martineau, School Superintendent	K-8 School Committee, Appropriations Committee	
36	Consolidated Personnel Bylaw	Select Board	Diane Wackell, Assistant Town Administrator	Personnel Board	
37	Amendment to Town Code Chapter 1-40 Human Services Division, Sections 1-40-010, 1-40-030, 1-40-050, and the new proposed Section 1-40-060	Select Board	Tim McNerney, Town Administrator	Select Board, Personnel Board, Board of Health	
38	Amendment to Town Code Chapter 1-44 Health and Inspection Division, Sections 1-44-010 and 1-44-080	Select Board	Tim McNerney, Town Administrator	Select Board, Personnel Board, Board of Health	
39	Authorization to Fund Spaces for Public Parking	Select Board	Tim McNerney, Town Administrator	Select Board, Appropriations Committee	

ART#	PURPOSE OF ARTICLE	MOTION BY	PRESENTER	RECOMMENDATION	VOTE
40	Community Preservation Fund – Acquisition of 432 Whitney Street	John Campbell Chair, CPC	John Campbell, CPC Chair	Appropriations Committee, Financial Planning Committee	
41	Community Preservation Fund – Soundproofing of Outdorr Pickleball Courts at Ellsworth McAfee Park	John Campbell Chair, CPC	John Campbell, CPC Chair	Appropriations Committee, Financial Planning Committee	
42	Community Preservation Fund – Affordable Housing Corp.	John Campbell Chair, CPC	John Campbell, CPC Chair	Appropriations Committee, Financial Planning Committee	
43	Community Preservation Fund – Restoration of First Parish Church Steeple	John Campbell Chair, CPC	John Campbell, CPC Chair	Appropriations Committee, Financial Planning Committee	
44	Community Preservation Fund – Aqueduct Historic Marker	John Campbell Chair, CPC	John Campbell, CPC Chair	Appropriations Committee, Financial Planning Committee	
45	Community Preservation Fund – White Cliffs Debt Service	John Campbell Chair, CPC	John Campbell, CPC Chair	Appropriations Committee, Financial Planning Committee	
46	Community Preservation Fund – Administrative Fund	John Campbell Chair, CPC	John Campbell, CPC Chair	Appropriations Committee, Financial Planning Committee	
47	Recission of Authorized, Unused Debt for Various Capital Projects	Select Board	Jason Little, Finance Director	Appropriations Committee	

ART#	PURPOSE OF ARTICLE	MOTION BY	PRESENTER	RECOMMENDATION	VOTE
48	Amendment to Town Code Chapter 2-28 Earth Removal, Section 2-28-060	Select Board	Scott Charpentier, DPW Director	Earthwork Board	
49	Multi-family Development Overlay District	Bill Pierce, Planning Board	Bill Pierce, Planning Board	Planning Board	
50	Zoning Bylaw Section 7-04-010 Classification of Districts and Section 7-07-050, Multifamily Development Overlay District	Bill Pierce, Planning Board	Bill Pierce, Planning Board	Planning Board	
51	Zoning Bylaw Section 7-03-030 and 7-05-010.A Use Variances	Kerri Martinek, Planning Board	Kerri Martinek, Planning Board	Planning Board	
52	Zoning Map –Re-Zoning Industrial District off of Southwest Connector	Millie Milton, Planning Board	Millie Milton, Planning Board	Planning Board	
53	Zoning Bylaw Section 7-03-060 Design Review, Section 7-04-010 Classification of Districts, Section 7-05-030, Table of Uses, Table 1, Part B. Commercial and Industrial Districts, Section 7-06-020, Table 2. Table of Density and Dimensional Regulations, Section 7-09-020 Site design standards, Section 7-09-030 Off-street parking and loading, Section 7-09-040 Signs, Section 7-07-030 Major Commercial Development Overlay District	Millie Milton, Planning Board	Millie Milton, Planning Board	Planning Board	
54	Zoning Bylaw Section 7-09-030, Off-street parking and loading	Millie Milton, Planning Board	Millie Milton, Planning Board	Planning Board	
55	Zoning Bylaw Section 7-05-020, Classification of uses and Section 7-05-030, Table 1. Table of Uses. Part B. Commercial and Industrial Districts	Anthony Ziton, Planning Board	Anthony Ziton, Planning Board	Planning Board	

ART#	PURPOSE OF ARTICLE	MOTION BY	PRESENTER	RECOMMENDATION	VOTE
56	Zoning Bylaw Section 7-07-010, Groundwater Protection Overlay District	Anthony Ziton, Planning Board	Anthony Ziton, Planning Board	Planning Board	
57	Zoning Bylaw Section 7-07-010, Groundwater Protection Overlay District	Anthony Ziton, Planning Board	Anthony Ziton, Planning Board	Planning Board	
58	Zoning Bylaw Section 7-03-060, Design Review	Amy Poretsky, Planning Board	Amy Poretsky, Planning Board	Planning Board	
59	Zoning Bylaw Section 7-09-020, Site design standards	Amy Poretsky, Planning Board	Amy Poretsky, Planning Board	Planning Board	
60	Zoning Bylaw Section 7-09-020, Site design standards	Amy Poretsky, Planning Board	Amy Poretsky, Planning Board	Planning Board	
61	Zoning Bylaw – Section 7-09-040, Signs	Amy Poretsky, Planning Board	Amy Poretsky, Planning Board	Planning Board	
62	Street Acceptance	TBD - Planning Board	TBD - Planning Board	Planning Board	
63	Citizen Petition				

ART#	PURPOSE OF ARTICLE	MOTION BY	PRESENTER	RECOMMENDATION	VOTE
64	Status Report From Fire Station Building Committee				
65	Reports				



TOWN OF NORTHBOROUGH

Timothy P. McInerney
Town Administrator
63 Main Street
Northborough, MA 01532-1994
(508) 393-5040 x1 Phone
town.northborough.ma.us

MARGUERITE E. PEASLEE ELEMENTARY SCHOOL BUILDING COMMITTEE (PEASLEE SCHOOL BUILDING COMMITTEE)

CHARGE AND MEMBERSHIP

The Peaslee School Building Committee shall be an ad-hoc committee appointed by the Town Administrator, subject to the approval of the Select Board. The Peaslee School Building Committee shall be responsible for conducting a feasibility study into the options for renovations or new construction at the existing Peaslee Elementary School site.

The Peaslee School Building Committee shall ensure compliance and coordination with any statutes and regulations related to Massachusetts School Building Authority ("MSBA") projects. The Committee shall provide updates on its progress at least quarterly to both the Northborough School Committee and the Select Board.

All ex-officio roles are required to be filled to maintain compliance with MSBA regulations. These positions will not count toward the quorum, nor will they have a vote on committee matters.

The Peaslee School Building Committee can set up subcommittees and appoint members to these subcommittees from their appointed voting and non-voting members, as they see fit.

Membership

1. Ex-officio Members

- Superintendent of Schools
- Assistant Superintendent of Schools (*Member knowledgeable in educational mission and function of facility*)
- Assistant Superintendent of Operations
- School Director of Finance
- Peaslee School Principal
- Town Administrator
- Finance Director



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2. **Voting members** (preference is for at least a portion of this group to have prior experience with construction of public buildings).
 - School Committee Member
 - Select Board Member
 - Parks & Recreation Committee Member
 - Residents at Large (four) – architecture, engineering, and/or construction experience preferred.

DRAFT

**DISCLOSURE BY NON-ELECTED MUNICIPAL EMPLOYEE OF FINANCIAL INTEREST
AND DETERMINATION BY APPOINTING AUTHORITY
AS REQUIRED BY G. L. c. 268A, § 19**

	MUNICIPAL EMPLOYEE INFORMATION
Name:	Brian Griffin
Title or Position:	Chief of Police
Municipal Agency:	Northborough Police Department
Agency Address:	211 Main Street, Northborough, MA 01532
Office Phone:	508-393-1515
Office E-mail:	bgriffin@town.northborough.ma.us
	My duties require me to participate in a particular matter, and I may not participate because of a financial interest that I am disclosing here. I request a determination from my appointing authority about how I should proceed.
	PARTICULAR MATTER
Particular matter E.g., a judicial or other proceeding, application, submission, request for a ruling or other determination, contract, claim, controversy, charge, accusation, arrest, decision, determination, or finding.	<p>I am Chief of Police for the town of Northborough. Some of my responsibilities are reviewing and signing the payroll, participating in contract negotiations, conducting performance evaluations, promoting, demoting, and disciplining. All of which are or could be considered financial matters.</p> <p>My brother, William Griffin, is an employee with the Northborough Police Department. He currently holds the rank of Sergeant</p> <p>I will be recusing myself from signing the payroll where my brother is listed on. This task will be performed by the department's administrative assistant.</p> <p>I will also be recusing myself, unless requested and approved from the appointing authority, from participating in contract negotiations, conducting performance evaluations, promoting, demoting, and disciplining, matters involving my brother William Griffin. These matters will be handled by the Town Administrator.</p>
Your required participation in the particular matter: E.g., approval, disapproval, decision, recommendation, rendering advice, investigation, other.	<p>Signing the payroll for all department employees.</p> <p>Offering Recommendations for promotion</p> <p>Participating in contract negotiations</p> <p>Imposing discipline/demotions</p>
	FINANCIAL INTEREST IN THE PARTICULAR MATTER
Write an X by all that apply.	<p><input type="checkbox"/> I have a financial interest in the matter.</p> <p><input checked="" type="checkbox"/> My immediate family member has a financial interest in the matter.</p> <p><input type="checkbox"/> My business partner has a financial interest in the matter.</p> <p><input type="checkbox"/> I am an officer, director, trustee, partner or employee of a business organization, and the business organization has a financial interest in the matter.</p> <p><input type="checkbox"/> I am negotiating or have made an arrangement concerning future employment with a person or organization, and the person or organization has a financial interest in the matter.</p>

Financial interest in the matter	Salary
Employee signature:	<i>B. T. Hall, CHIEF OF POLICE</i>
Date:	<i>3/28/24</i>

DETERMINATION BY APPOINTING OFFICIAL

APPOINTING AUTHORITY INFORMATION	
Name of Appointing Authority:	Mitch Cohen
Title or Position:	Chairman
Agency/Department:	Northborough Selectboard
Agency Address:	Northborough Town Hall 63 Main Street, Northborough, MA 01532
Office Phone:	508-393-5040
Office E-mail	mcohen@town.northborough.ma.us
DETERMINATION	
Determination by appointing authority:	As appointing official, as required by G.L. c. 268A, § 19, I have reviewed the particular matter and the financial interest identified above by a municipal employee. I have determined that the financial interest is not so substantial as to be deemed likely to affect the integrity of the services which the municipality may expect from the employee.
Appointing Authority signature:	
Date:	
Comment:	

Attach additional pages if necessary.

The appointing authority shall keep this Disclosure and Determination as a public record.



TOWN OF NORTHBOROUGH

Town Offices
63 Main Street
Northborough, MA 01532-1994
(508) 393-5040 Phone
(508) 393-6996 Fax

MEMORANDUM

TO: Select Board

FROM: Assistant Town Administrator

SUBJECT: May – August Select Board’s Meetings

DATE: April 5, 2024

Below, please see the meeting schedule for May through August. During the summer months, the Select Board usually meets once during the month. I offer the following for your consideration:

Proposed Meeting Dates

- *May 6*
- *May 20*

- *June 3*
- *June 17*

- *July 15*
- *August 12*

I look forward to discussing this further with you at our April 8th meeting.

Diane M. Wackell

Know All Men By These Presents
That the
Town of Northborough

A body corporate and politic situated in the County of Worcester and Commonwealth of Massachusetts, for and in consideration of Five Hundred Dollars for burial plot and Seven Hundred Dollars for perpetual care, a total of One Thousand Two Hundred Dollars to be paid by _____ of _____, the receipt whereof is hereby acknowledged, does hereby sell and convey unto the said _____ and/or his/her heirs, executors, administrators and assigns (subject to all limitations upon succession and transfer prescribed by the laws of the Commonwealth and regulations of the Board of Cemetery Commissioners of the Town of Northborough as now or hereafter in force), the sole and exclusive right of burial in the lots in the **Northborough Cemetery**, in said Town of Northborough, shown and numbered as Grave(s) 1085 & 1086, Section 5N upon a plan on file in the office of the Board of Cemetery Commissioners, together with the right of erecting a tomb, cenotaph, monument or other structure upon such lot, subject to the following restrictions:

Upright Marker

However the aforementioned right shall be held and exercised in all instances in accordance with the subject to the regulations of said Cemetery Commissioners as now or hereafter in force, to which said regulations the attention of the grantee is hereby specifically directed.

To Have and to Hold, the above granted premises unto the said Grantee and/or his/her heirs, executors, administrators and assigns forever; subject, however, to the limitations and conditions hereinbefore stated.

In Witness Whereof the said Town of Northborough has caused these presents to be signed in the corporate name of said Town by the Select Board, and the corporate seal of the Town to be affixed thereto, this 8th day of April, 2024.



INHABITANTS OF THE TOWN OF NORTHBOROUGH

Northborough Select Board

Mitch Cohen

Kristen Wixted

Laura Ziton

Julianne Hirsh

Lisa Maselli

Recorded: _____

Town Clerk