



**SELECT BOARD**  
**MEETING AGENDA**  
**Monday, January 8, 2024**  
**7:00 p.m.**

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Pursuant to Chapter 2 of the Acts of 2023, An Act Relative to the Extending Certain COVID-19 Measures, this meeting will be conducted via remote participation. No in person attendance by members of the public will be permitted.

To view or listen

- Live Stream link YouTube:  
[https://www.youtube.com/channel/UCRdBrw3HeEAMB\\_KFKasrgXA](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 and Password 809473

For Public Comment

Public Comment is allowed and encouraged during any agenda item. To offer comments at any time, please use the “raise hand” button in Zoom, or raise your hand if in person. The Chair will recognize you before any vote or before the agenda item is otherwise concluded.

\*\*\* Public comment will be limited to 3 minutes per person \*\*\*

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1. 7:00 p.m. – Open Session
  2. Public Comment
  3. Approval of Meeting Minutes: [December 18, 2023](#)
  4. [Update on Municipal Electric Aggregation Program](#)
  5. Vote to Affirm Jason Little, Finance Director, as the Town Accountant
  6. [Discussion regarding HVAC issues at the Senior Center](#)

7. [Discussion regarding a possible Special Town Meeting in March for the Town's Right of First Refusal for 432 Whitney Street](#)
8. State Emergency Shelter Update
9. Select Board Member Reports
10. Town Administrator Report
11. [Execution of Cemetery Deed 1182](#)
12. Any other business to come before the Board not previously anticipated by the Chair
13. Public Comment
14. Adjourn

**SELECT BOARD  
MEETING MINUTES –December 18, 2023**

6:00 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 Zitton, Clerk  
Julianne Hirsh  
Lisa Maselli

Others

Timothy McInerney, Town Administrator  
Diane Wackell, Assistant Town Administrator

6:04 p.m. – EXECUTIVE SESSION

SB Member Wixted moved the Board vote to enter into Executive Session pursuant to M.G.L. Chapter 30A, Section 21 (a)(3) to discuss strategy with respect to litigation – SA Farm and pursuant to M.G.L., Chapter 30A, Section 21 (a)(3) to discuss strategy with respect to collective bargaining and negotiations with the Firefighter Union and pursuant to M.G.L. Chapter 30A, Section 21 (a) (7) for the review and consideration of the following Executive Session Meeting Minutes: October 16, 2023 and October 19, 2023, due to the Chair's determination that a discussion regarding these matters in an open meeting may have a detrimental effect on the negotiating position of the Board and to return to Open Session to continue with the agenda; SB Member Zitton seconded the motion; the roll call vote was taken as follows:

Hirsh	“aye”	Maselli	“aye”
Wixted	“aye”	Cohen	“aye”
Zitton	“aye”		

SB Chair Cohen then announced that the Select Board was now entering into Executive Session for the purpose previously voted and that the Board will return to Open Session at approximately 7:00 pm.

7:10 p.m. – RETURN TO OPEN SESSION

SB Chair Cohen announced the Board’s return to Open Session.

At this moment, SB Chair Cohen wanted to take a moment for the Board to recognize the recent loss of a very important member of the community, Craig Cox. He deferred to SB Member Hirsh who read a heartfelt message and the members took a moment of silence.

PUBLIC COMMENT

Chair Cohen invited comments from the public.

Jean Cahill, 1 Thayer Street, sustainable Northborough citizen’s group, mentioned that the group recently submitted a request to the Select Board to form a town climate and clean energy focused advisory group. Ms. Cahill also noted an issue of concern the group has with the Conservation Commission regarding plans to log trees from town-owned woodlands. The group sent comments to the ConCom and the ConCom Agent and would like to request ConCom desist from signing a contract to move forward with these plans until other options are considered.

Chair Cohen responded by saying that the Select Board has had discussions regarding a sustainable committee. He added that, with the new Town Administrator in place, this would be a good time to further investigate this and see what it will take to get it started in the coming months. In regards to Ms. Cahill's concerns with the Conservation Commission, he suggested she reach out to the Town Administrator who could work with Town staff regarding their concerns expressed.

SB Member Hirsh asked Ms. Cahill if she could email what she just verbally conveyed to the Board and added that she agreed with Ms. Cahill regarding a sustainability committee.

**APPROVAL OF MINUTES – OCTOBER 19, 2023, NOVEMBER 15 2023, NOVEMBER 16, 2023, NOVEMBER 20, 2023, DECEMBER 4, 2023, DECEMBER 8, 2023, DECEMBER 11, 2023 MEETING**

SB Member Hirsh moved the Board vote to approve the following meeting minutes:

October 19, 2023 as presented  
 November 15, 2023 as presented  
 November 16, 2023 as presented  
 November 20, 2023 as amended  
 December 4, 2023 as presented  
 December 8, 2023 as presented  
 December 11, 2023 as presented

SB Member Wixted seconded the motion; the roll call vote was taken as follows:

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

**7:01 PM PUBLIC HEARING**

To consider an application by Rancho Corona Inc. d/b/a Rancho Corona to alter the premises located at 290 West Main Street where an All Alcoholic Beverages Restaurant License is in effect.

SB Chair Cohen opened the public hearing at 7:20 pm and read the legal notice. Present for Rancho Corona were the owners, Miguel Valle and Jose Bracamontes. They indicated that renovations are 85% complete. It was explained that the business next door closed and they took over that space to expand the restaurant and bar area. All paperwork is in order.

There were no comments from the public. SB Member Hirsh moved that the Board vote to close the public hearing; SB Member Maselli seconded the motion; the roll call vote was taken as follows:

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

SB Member Ziton moved the Board vote to approve the application as submitted by Rancho Corona, Inc. d/b/a Rancho Corona to alter the premises of the All Alcoholic Beverages Restaurant License at 290 West Main Street with the condition that the licensee receive satisfactory inspections by the Building, Fire and Health Department; SB Member Hirsh seconded the motion; the roll call vote was taken as follows:

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

**DPW DIRECTOR SCOTT CHARPENTIER AND FACILITIES MANAGER SHAWN THOMPSON**

Review of 4 West Main Street operational expenses.

Mr. Charpentier provided a memo outlining the budget components. He explained that what he was looking for this evening was to see what the Board’s thoughts are for the best way to approach paying for these expenses in FY2024 and FY2025.

The projected expenditures for FY2024 are approximately \$90,547 and the estimate for expenses in FY2025 are approximately \$85,854.

Mr. Thompson reviewed the condition of the building, which was in better condition than he had expected. He noted that this building is included in the facilities assessment report, which is the next item on the agenda. He indicated that there are areas that should be addressed sooner rather than later, such as the elevator repair.

SB Chair Cohen indicated that he believes there are two options. One option is to use the reserve fund, which exists to help with unforeseen expenses, and the other is to request ARPA funds. He will leave the decision up to the Town Administrator to look into each of these options. The Town Administrator can then come back to the Board and let them know what the most appropriate funding source is and the Select Board will support his recommendation.

The Chair clarified that this discussion was for informational purposes to start the discussion on a funding source for 4 West Main Street, therefore, no vote will be taken by the Board.

**DPW DIRECTOR SCOTT CHARPENTIER AND FACILITIES MANAGER SHAWN THOMPSON**

Mr. Charpentier and Mr. Thompson provided an overview of the Facilities Condition Assessment (FCA) completed by Alpha Facilities Solutions, which included assessment of the following facilities: town hall, highway garage, fire station, police station, library, senior center and old town hall (4 West Main St).

Mr. Charpentier noted that this report provides some very valuable tools. For Mr. Charpentier, it tells him what the costs are, what the liabilities are, and what shape each building is in. For Mr. Thompson, it provides him with detailed information on every piece of equipment, such as where it is, what it is, the manufacturer, age, condition, life expectancy, replacement cost, etc.

Mr. Charpentier noted that his memo included a table that showed the FCA associated costs and the ADA compliance costs for each building. He added that there is an error with the FCA costs because the amount does not include the cost for 4 West Main Street, which is approximately \$2,000,000. Therefore the total under the FCA costs column is actually closer to \$6,800,000.

Mr. Thompson added that this assessment also provided the town with software which will allow department heads to put in work orders and will allow us to track every piece of equipment because it is tagged with a barcode and inventoried. This will allow us to make informed decisions in the future. Moving forward, as we bring new equipment online, we will have the complete history of that piece of equipment and will be able to maintain it longer.

After discussion, the Board thanked Mr. Charpentier and Mr. Thompson for this very useful report.

**DISCUSSION AND POSSIBLE VOTE TO APPROVE A CONTRACT BETWEEN THE TOWN AND POLICE CHIEF BRIAN GRIFFIN**

Mr. McInerney asked the Board to ratify the contract between the Town and Police Chief Brian Griffin effective January 1, 2024.

SB Member Wixted moved the Board vote to approve the contract between the Town and Police Chief Brian Griffin; SB Member Ziton seconded the motion; The roll call vote was taken as follows:

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

**RENEWAL OF SELECT BOARD’S LICENSES FOR THE CALENDAR YEAR 2024 – AS CONTAINED ON ATTACHED LISTS**

SB Member Maselli noted that there was one restaurant, Mikaku at 290 Wet Main Street, that has closed and should be removed from the list.

Ms. Wackell agreed and noted that the Board can approve the renewals as amended. She added that all of the paperwork from the business owners has been received and is in order.

SB Member Maselli moved the Board vote to approve the renewal of the annual licenses for the calendar year 2024, as indicated on the 2024 License Renewals List, as amended, with the condition that each licensee receives a satisfactory inspection from the Building, Fire and Health Departments and is in full compliance with both Municipal and State codes and regulations; SB Member Wixted seconded the motion; the roll call vote was taken as follows:

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

## **REVIEW AND APPROVE SELECT BOARD MEETING SCHEDULE FOR JANUARY-APRIL 2024**

SB Chair Cohen noted that the regular Select Board meetings for January thru April, 2024 occur on the Board's regular meeting schedule, which is every 2<sup>nd</sup> and 4<sup>th</sup> Monday of the month. The Board acknowledged the meeting dates as follows:

January 8 & 22  
February 12 & 26  
March 11 & 25  
April 8 & 22 (Town Meeting)

## **REPORTS**

### Kristen Wixted

- Participated in a Fire Ride-Along
- Congratulated and thanked Chief Lyver on his retirement
- Met with a Select Board member from another town and recommended SB members to do same as she found it very interesting to see how they handle issues in their town

### Lisa Maselli

- Will participate in a Fire Ride-Along on December 28th;
- Thanked Chief Lyver and wished him well;
- Attended the Design Review meeting on the Fire Station project and noted some issues of concern with the lot

### Julianne Hirsh

- Attended the Design Review meeting and noted that MPIC expressed their wishes that the architect compliment the downtown revitalization project
- Wished Chief Lyver a happy retirement

### Laura Ziton

- Thanked Chief Lyver and wished the best in his retirement
- Girl Scout cookie season is on. This is a big fundraiser for Girl Scouts
- attended the Minorah lighting and thanked all who attended and made possible
- Thanked police, dpw and fire for work during today's storm
- Boy Scout Troop 101 is holding their annual Christmas tree removal on Saturday, Jan 6<sup>th</sup> signup available online.

### Mitch Cohen

- Attended a combined School Committee meeting where they are looking to install solar panels on school roofs and school parking lots
- Attended the Minorah lighting last Wednesday, which was successful and had a good turnout. Thanked Kaylee Olson with Northborough Cable for putting together a really nice video.
- Thanked Chief Lyver and wished him a happy retirement
- Reminded members that the MMA Conference is coming up and he would like other members to attend. This is a really good conference, good sessions, good vendors. If interested, contact the Administrator's Office to make reservations.

- Mentioned that the Peaslee School Project was endorsed by MSBA to get on planning for feasibility study for future large construction project.

#### Town Administrator Report

- Thanked everyone for the warm welcome and added that he has found that the staff here are committed to their service and committed to their work
- Has toured some of the Town buildings and will continue as time allows
- Had first department head meeting on Friday and discussed FY2025 Budget
- SA Farms – seeking input from Atty Lanza
- Working on the P&S for 13 Church Street
- Working on the lease at 4 West Main Street
- Strategic assessment of Health & FYS to see if improvements can be made. Asked CMRPC to do an assessment of FYS. Hope to be finalized by April.
- Did receive correspondence regarding the fair share apportionments for chapter 90
- Reposted add for Finance Director
- Announced resignations from the Health Director and the Childrens Librarian
- Has a board template that he would like to use to provide written reports to the Board in the future
- Regarding pending litigations, he would like to provide a litigation update for the Board sometime in January.

#### OTHER BUSINESS

None.

#### 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 Wixted 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 8:59 pm.

A recording of this meeting is available at: <https://youtu.be/iunTx8kqb6U>

Respectfully submitted,

Lynda LePoer  
Executive Assistant to the  
Board of Selectmen



Documents used during meeting:

1. December 18, 2023 Meeting Agenda
2. Meeting Minutes: October 19, 2023, November 15 2023, November 16, 2023, November 20, 2023, December 4, 2023, December 8, 2023, December 11, 2023
3. Memo from Facilities Manager regarding 4 West Main Street Expenses
4. Information Packet – Facilities Condition Assessment Report
5. Renewal List of Select Board’s Licenses 2024
6. Meeting Schedule – January through April 2024

[RETURN TO AGENDA](#)



## TOWN OF NORTHBOROUGH

63 Main Street  
Northborough, MA 01532-1994  
(508) 393-5040 Phone  
[www.town.northborough.ma.us](http://www.town.northborough.ma.us)

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### MEMORANDUM

TO: Select Board  
FROM: Diane Wackell, Assistant Town Administrator  
SUBJECT: Update on Electric Aggregation Plan Process  
DATE: January 5, 2024

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In 2016, the Town adopted MGL Ch. 164, Sec. 134 which allows the town to aggregate the electrical load for interested utility consumers in Northborough. This program allows the Town to purchase power on behalf of Northborough residents at a discounted rate and pass those savings on to residents. Participation is not required, and residents may “opt-out” at their discretion. The purpose of the program is to save residents money on their electric bill.

The Town’s Municipal Aggregation Consultant, Mass Power Choice, has been assisting with the Town’s development of its municipal electric aggregation plan, which will be presented to the Department of Public Utilities (DPU) for approval. Mass Power Choice will also conduct outreach to residents on the plan, solicits bids for electric pricing, assist in negotiating a supply contract, monitor the supply contract, and continue to provide ongoing customer service during the operation of the aggregation plan. Mass Power Choice will be paid through an administrative fee added to electricity rates for the aggregation.

The town will soon begin community outreach and education on the potential benefits of the plan to consumers. This includes making residents aware of the basics of the electricity supply market, warning of the risks of individual competitive supply contracts, hosting “bring your bill” events, and targeting education efforts towards at-risk populations.

Once the plan is approved by the DPU, which may take up to a year, the Town can begin the procurement of the electricity supply. This requires issuing a competitive solicitation for an Electric Service Agreement (ESA). The solicitation and ESA will include any details in the aggregation plan like renewable energy options and customer service that the supplier will provide. It is important to understand that the solicitation of electric rates will be significantly impacted by market conditions. It is not uncommon for a consultant to recommend that a community delay procurement until market conditions stabilize.

Following the execution of an ESA, the implementation of the new rate is coordinated with the existing energy supplier (National Grid). There is a mandatory opt out period before an aggregation can launch in which the town sends mailers to all residents giving them an opportunity to decline to participate if they wish. Residents who decline will remain on basic service, or whatever individual competitive supplier they have. Residents can opt-out of the aggregation at any time after implementation with no penalty and return to basic service. The chosen supplier will provide the aggregated rate for the term set forth in the ESA. Often, the consultant will remain on board through the term of the contract to manage customer service requests and oversee reporting requirements to the DPU.

I look forward to discussing this at your January 8<sup>th</sup> Select Board Meeting.

[RETURN TO AGENDA](#)



## MEMORANDUM

Date: January 2, 2024

To: Timothy McInerney, Town Administrator

From: Shawn Thompson, Facilities Manager

Copy: Diane Wackell, Assistant Town Administrator  
Scott D. Charpentier, P.E., Public Works Director  
Kendra Faldetta, Senior Center Director

**Subject: Geothermal Heat System Status**

This memorandum serves as a summary of the Senior Center heating system, including recent replacements and repairs.

The Northborough Senior Center is provided heat and air conditioning by an open-loop geothermal system. Simply stated, an open-loop system uses groundwater once through the system then returns it to ground. Closed-loop systems cycle a water/antifreeze mixture through the ground and heating equipment and continuously use the same liquid without discharge. This type of system is far more prevalent in this geological area, due to several factors including the presence of minerals in our soils.

The Senior Center was built in 2009 and has experienced periodic issues with the heating/air conditioning system since that time. Most recently, in 2021 both heat pumps were replaced at a cost of approximately \$90,000. In addition, several other components have failed since then including expansion tanks, control valves and equipment, and now the heat coils and their associated valves. The coils were part of the larger 2021 heat pump replacement project. The current issue with the heat coils is flow restriction, likely due to mineral/debris accumulation in the tubing. We are currently investigating why they are experiencing problems after being in operation for less than 3-years.

Replacement of the faulty control valve is the reason for the extended building closure. The supply vendor did not accept new orders between the holidays, and this is the only vendor for these proprietary parts. The repair contractor was unable to perform the work without having the appropriate replacement parts nor could they begin the work without knowing when the parts would be available. We recently changed maintenance contractors through a competitive award to one that specializes in geothermal systems. They have already identified and corrected several issues missed or overlooked by the previous contractor. They have been responsive to our needs and seem knowledgeable with system functions and components. There are a limited number of contractors experienced in open-loop systems.

**Geothermal Heat System Status**  
**January 2, 2024**

The heat coils will be cleared and flushed and subsequently the valve work will occur upon receipt of the parts, which is expected later this week. We are having the contractor install new piping which will provide a permanent flushing set-up so this operation can be conducted as part of the annual maintenance process going forward.

The goal is to have the system up and running by the end of this week so the Senior Center can open as usual on Monday. We are working diligently to reopen the facility. Unfortunately, the original construction did not include a redundant heating system. We are looking into options for improved reliability.

[RETURN TO AGENDA](#)



# TOWN OF NORTHBOROUGH TOWN CLERK

Town Hall Offices • 63 Main Street • Northborough, MA 01532 • 508-393-5040 extension 0

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TO: Tim McInerney, Town Administrator

FM: Andrew T. Dowd, Town Clerk

RE: Special Town Meeting Requirements and Timeline

DT: December 28, 2023

The procedures for calling a Special Town Meeting are outlined in Massachusetts General Law 39:10. Special Town Meetings may be held at such times as the select board may order or as prescribed by your bylaws or charter. Town of Northborough Bylaws define the procedures for calling a Special Town Meeting:

1-80-040 Notice and Warrant for Special Town Meeting

A. Notice of every Special Town Meeting shall be given by the Town Clerk by mailing to each household in the town a notice of such Special Town Meeting at least fourteen (14) days before the time appointed for such Special Town Meeting.

B. The warrant for a Special Town Meeting shall be available at the office of the Town Clerk at least fourteen (14) days prior to the Special Town Meeting and shall also be made available at said Special Town Meeting.

C. The warrant for a Special Town Meeting shall be addressed to a Constable, who shall post the same in the designated places and shall make his return attesting said posting to the Town Clerk, together with the original warrant.

Special Town Meeting Tuesday **March 26<sup>th</sup>, 2024**

Monday	02/26/2024	BOS vote to hold Special Town Meeting <i>BOS vote to close STM Warrant</i> <i>BOS execute STM Warrant</i>
Tuesday	03/12/2024 03/12/2024	<i>STM Warrant posted by Constable</i> <i>Town Clerk mails STM notice to each household</i>
Friday	3/15/2024	<i>Voter Registration for STM 8am – 5pm</i>



# TOWN OF NORTHBOROUGH PLANNING DEPARTMENT

Town Hall Offices • 63 Main Street • Northborough, MA 01532 • 508-393-5040 x7 • 508-393-6996 Fax

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DATE: December 19, 2023

TO: Planning Board

FROM: Laurie Connors, Planning Director

RE: Town's Right-of-First Refusal for 432 Whitney Street

After reviewing the paperwork associated with the Notice of Intent to Sell and Convert Property to Other Use relative to 432 Whitney Street, I would like to recommend in favor of the Town acquiring the property for conservation and recreation purposes for the following reasons:

- This 23.77-acre parcel abuts 51.3 acres of conservation land owned by the MA Department of Conservation and Recreation (DCR), which abuts a large swath of conservation land located within the Town of Berlin that is classified as NHESP Priority Habitat of Rare Species.
- The parcel contains a wetland system that is hydrologically connected to Bearfoot Brook and the flood control site that is owned, protected and managed by the DCR.
- The parcel could provide an important open space connection between the aqueduct to the west of the railroad tracks and the permanently protected open space associated with Bearfoot Brook and ultimately the Assabet River;
- The parcel boasts beautiful views towards Boston from a high point located along the western portion of the property;
- Passive recreation facilities could be developed on the property, including a gravel parking lot and trails that could link the aqueduct to the scenic overlook located on the property and existing trails located on the abutting DCR property.
- The parcel provides important wildlife habitat;
- If the land were preserved for open space, it would provide a substantial buffer between homes located on Whitney Street and industrial properties to the east.
- Acquiring this property for open space and passive recreation purposes accomplishes the following goals and objectives as identified in the 2020 Northborough Open Space & Recreation Plan:
  - Goal #1: Preserve open space for the town's overall benefit.
    - Objective #1: Acquire through fee acquisition or conservation restriction additional open space permanently protected by the Town, State or non-profits, particularly for parcels that provide/can provide key linkages among open spaces.

- Goal #3: Improve and expand properties for active and passive open space opportunities.
  - Objective #2: Expand connections between existing open spaces and community resources. This can include parking, walking/biking routes, sidewalks and trail connections.

Funding for this acquisition can be derived from Community Preservation Act funds and grants including the Local Acquisitions for Natural Diversity (LAND) Grant managed by the Massachusetts Division of Conservation Services.





# TOWN OF NORTHBOROUGH PLANNING BOARD

Town Hall Offices • 63 Main Street • Northborough, MA 01532 • 508-393-5040 x7 • 508-393-6996 Fax

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DATE: December 21, 2023

TO: Select Board

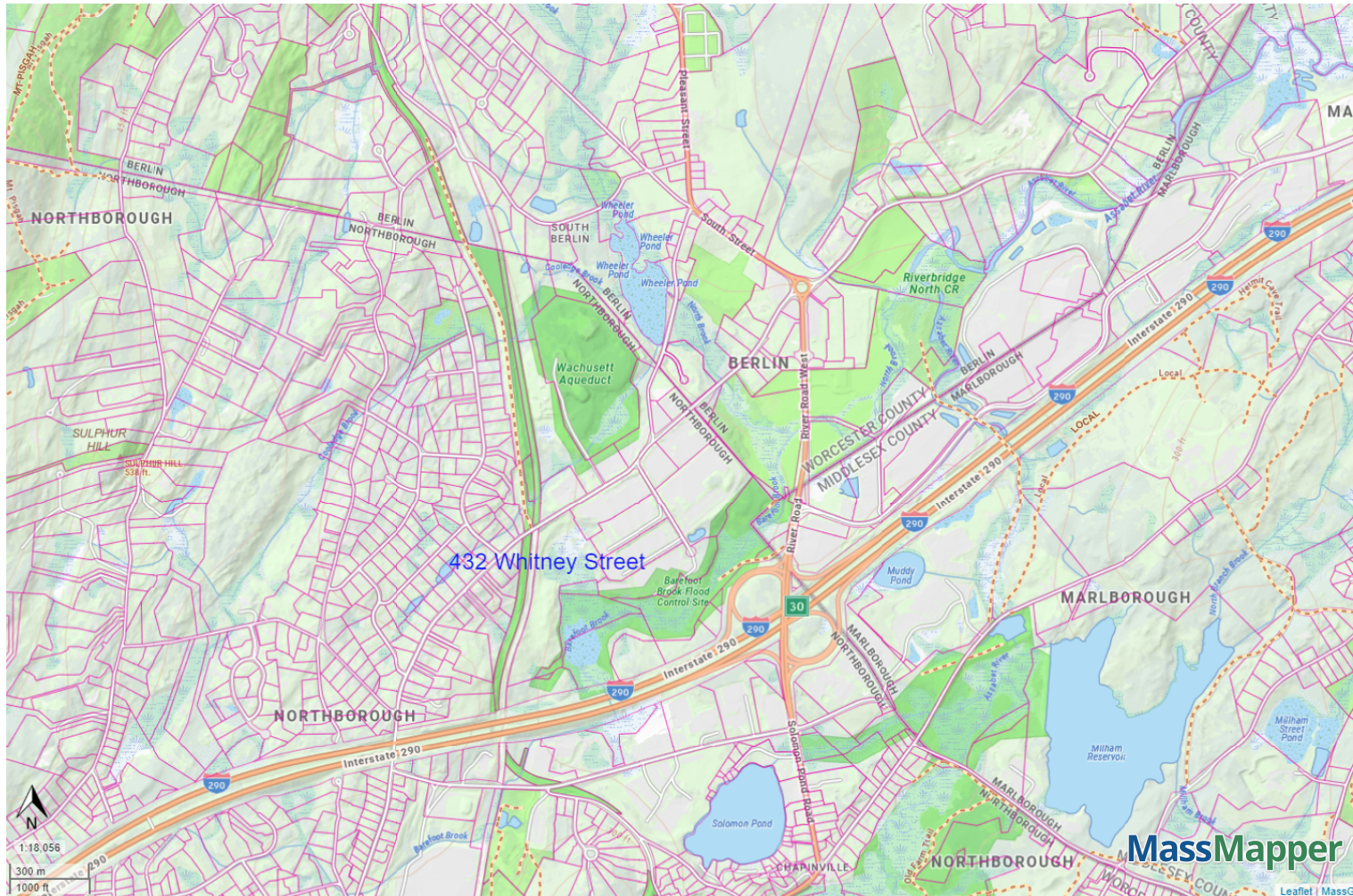
FROM: Kerri Martinek, Planning Board Chair

RE: Town's Right-of-First Refusal for 432 Whitney Street


At our meeting on December 19, 2023, the Planning Board discussed the prospect of acting on the Town's Right-of-First Refusal relative to 432 Whitney Street. After reviewing the paperwork associated with the Notice of Intent to Sell and Convert Property to Other Use and considering staff concerns and recommendations (see attached memo from Planning Director Laurie Connors), the Board voted unanimously in favor of pursuing Town acquisition. Of primary concern to the Planning Board is the impact that a large-scale distribution facility will have on the residential abutters and the sensitive environmental resources located on-site. Town ownership of this land will create an appropriate buffer between the abutting industrial and residential uses, as well as provide an important open space link between the aqueduct and the permanently-protected open space resources to the south and east.

Thank you for your consideration and attention to this matter.

# Open Space Resources Abutting 432 Whitney Street



Hiking and Wilderness Trails

 Hiking and Wilderness Trails

 Property Tax Parcels



# TOWN OF NORTHBOROUGH Open Space Committee

Town Hall Offices • 63 Main Street • Northborough, MA 01532 • 508-393-5019 • 508-393-6996 Fax

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December 28, 2023

Northborough Select Board  
Mitch Cohen, Chair  
63 Main Street  
Northborough, MA 01532

Re: 432 Whitney Street, Right of First Refusal Recommendation

Dear Mitch:

At the December 18, 2023 meeting of the Northborough Open Space Committee, the members reviewed the documentation provided by the owner of 432 Whitney Street associated with the Notice of Intent to Sell and Convert Property to Other Use relative to its withdrawal from the Chapter 61A program. The Open Space Committee voted unanimously to recommend in favor of the Town proceeding as necessary to acquire the property for conservation and recreation purposes. The Committee noted the following justifications for acquiring this property:

- The parcel directly abuts and contains a wetland system that is hydrologically connected to Bearfoot Brook and the flood control site that is owned, protected and managed by MA Department of Conservation and Recreation, Flood Control (DCR).
- The parcel could provide an important open space connection between the Wachusett Aqueduct Trail located west of the abutting railroad tracks and the permanently protected open space associated with Bearfoot Brook and ultimately the open spaces along the Assabet River into Hudson;
- Passive recreation facilities could be developed on the property, including a gravel parking lot and trails that could link the Wachusett Aqueduct Trail to the scenic overlook located on the property and to trails located to the east on the abutting DCR property.
- Acquiring this property will accomplish the following important goals and objectives as identified in the 2020 Northborough Open Space & Recreation Plan:
  - Goal #1: Preserve open space for the town's overall benefit.
    - Objective #1: Acquire through fee acquisition or conservation restriction additional open space permanently protected by the Town, State or non-profits, particularly for parcels that provide/can provide key linkages among open spaces.
  - Goal #3: Improve and expand properties for active and passive open space opportunities.
    - Objective #2: Expand connections between existing open spaces and community resources. This can include parking, walking/biking routes, sidewalks and trail connections.

If you have any questions or want additional information, please do not hesitate to contact me.

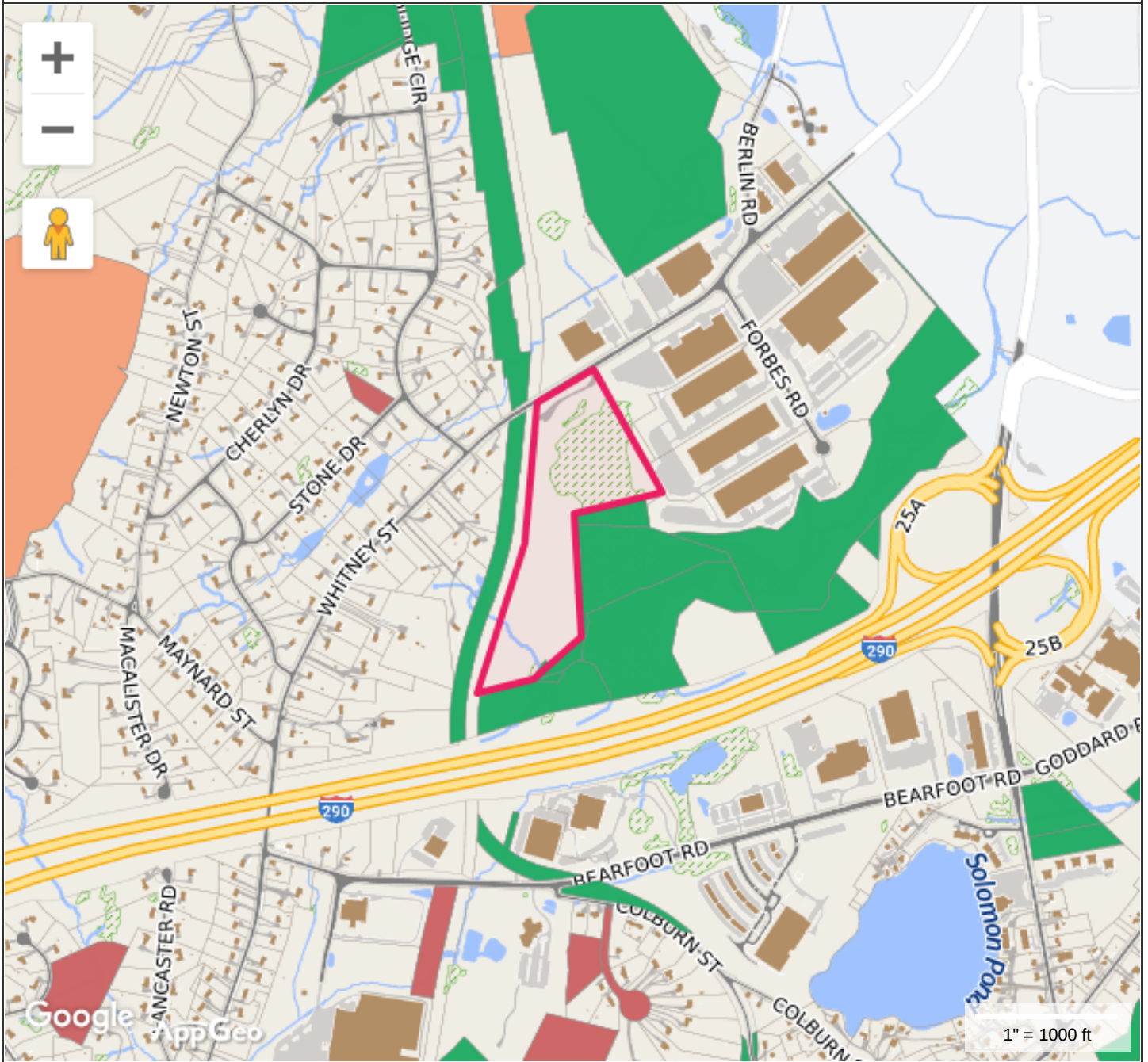
Sincerely,

A handwritten signature in black ink that reads "John Campbell". The signature is written in a cursive, flowing style.

John Campbell, Chair  
Northborough Open Space Committee  
Ph: 508-878-4683  
Email c/o: [conservation@town.northborough.ma.us](mailto:conservation@town.northborough.ma.us)

Cc: Laurie Connors, Planning Director  
Greg Young, Chair, Conservation Commission  
Vincent Vignaly, Conservation Agent

### 432 Whitney Street Open Spaces in Northborough



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

Town of Northborough, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.


Geometry updated 08/18/2023  
Data updated Jan 28, 2020

Print map scale is approximate.  
Critical layout or measurement  
activities should not be done using  
this resource.


## Map Theme Legends


### Open Space


#### Level of Protection/Ownership


 Limited, Non-Profit

 Limited, Private

 Limited, Public

 Permanent, Non-Profit

 Permanent, Private

 Permanent, Public

## 432 Whitney Street Regional Open Spaces



Property Tax Parcels

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 Twelve-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) 1075 & 1076, 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 January, 2024.

INHABITANTS OF THE TOWN OF NORTHBOROUGH



*Northborough Select Board*

*Mitch Cohen*

*Kristen Wixted*

*Laura Ziton*

*Julianne Hirsh*

*Lisa Maselli*

Recorded: \_\_\_\_\_

\_\_\_\_\_  
Town Clerk

[RETURN TO AGENDA](#)