



BOARD OF SELECTMEN

MEETING AGENDA

Monday, November 7, 2022

6:00 p.m.

Pursuant to Chapter 22 of the Acts of 2022, An Act Relative to the Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on July 16, 2022, 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
- Zoom webinar link: <https://town-northborough-ma-us.zoom.us/j/85641827491>
When prompted, enter Password 802470
- CATV Government Channels: Verizon Channel 30, Charter Channel 192
- Call 1-646-876-9923
When prompted, enter Meeting ID 856 4182 7491 and Password 802470

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 ***



BOARD OF SELECTMEN
MEETING AGENDA CONTINUED
Monday, November 7, 2022
6:00 p.m.

1. 6:00 PM – Executive Session pursuant to M.G.L., Chapter 30A, Section 21, Subsection 3 (Collective Bargaining – update on negotiations with the Dispatchers Union) (Litigation – update on SA Farms) due to the Chair's determination that a discussion regarding these matters in an open meeting may have a detrimental effect on the position of the Board.
2. 7:00 PM – Open Meeting.
3. Public Comment.
4. [Approval of October 17, 2022 Meeting Minutes.](#)
5. [7:00 PM – Continued Public Hearing](#) to consider an application from G&I IX FORBES WHITNEY LLC to amend the existing aboveground storage license for premises located at 30 Forbes Road by increasing the on-site storage of flammable and combustible liquids, flammable gases and flammable solids.
6. [Historic District Commission Chair Norm Corbin](#): Presentation on the Northborough Historic Preservation Plan.
7. Reports.
8. [Discuss and vote to release ARPA Funds for the Community Meals Program.](#)
9. [Approve the Town Administrator's appointment of Thomas Reardon](#) to the Fire Station Building Committee.
10. [Consider the appointment of Jeffrey Gribouski](#) to serve as an Alternate Member on the Zoning Board of Appeals as recommended by the Interview Committee.
11. [Acceptance and execution of Property Deed for 10 Monroe Street.](#)
12. [Execution of Cemetery Deeds 1157 & 1158.](#)
13. Any other business to come before the Board.
14. Public Comment.

**BOARD OF SELECTMEN
MEETING MINUTES – October 17, 2022**

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

Chairman Cohen stated that this Open Meeting of the Board of Selectmen was being conducted remotely consistent with the July 16, 2022 Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency and that all members of the Board of Selectmen are allowed and encouraged to participate remotely.

Chairman Cohen noted that 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. He added that ensuring public access does not ensure public participation unless such participation is required by law. Chairman Cohen noted that this meeting will allow for Public Comment throughout the agenda. He indicated the various ways that the public may view or participate in this meeting as listed on the posted agenda.

Chairman Cohen confirmed that the following members and persons anticipated on the agenda were remotely present and could be heard.

Board of Selectmen

Mitch Cohen
Julianne Hirsh
Kristen Wixted
Jason Perreault
T. Scott Rogers

Others

John Coderre, Town Administrator
Becca Meekins, Assistant Town Administrator
David Parenti, Fire Chief
Brian Griffin, Police Lieutenant
Scott Charpentier, DPW Director
Jason Little, Finance Director

Any votes taken this evening will be by roll call.

PUBLIC COMMENT

Kelly Guenette of 69 Northgate Road noted that the School Committee is discussing whether or not future elections should take place somewhere other than the Melican Middle School or other school settings. She asked that the Board schedule this as a future discussion item.

APPROVAL OF MINUTES – SEPTEMBER 26, 2022 MEETING

Selectman Rogers moved the Board vote to approve the September 26, 2022 meeting minutes; Selectman Hirsh seconded the motion; the roll call vote was taken as follows:

Perreault	“aye”	Hirsh	“aye”
Rogers	“aye”	Cohen	“aye”
Wixted	“aye”		

COMPLETE STREETS PRESENTATION AND COMMUNITY INPUT SESSION

Town Planner Laurie Connors, DPW Director Scott Charpentier and Megan McDevitt from Woodward & Curran provided a PowerPoint presentation regarding the Town’s participation in the Massachusetts Department of Transportation (MassDOT) “Complete Streets Funding Program.” The goal of this program is to support safe and accessible options for all modes of travel – walking, biking, transit, and motorized vehicles- for people of all ages and abilities. The update is summarized as follows:

The Board of Selectmen (BOS) adopted the Town of Northborough Complete Streets Policy at its January 10, 2022 meeting. The policy was approved by MassDOT on January 18, 2022 with a score of 91. The Town was awarded a \$35,200 technical assistance grant from MassDOT on February 17, 2022 to aid in development of the Complete Streets Prioritization Plan. The Town executed a contract with Woodard & Curran to perform this work.

In July, the Town Engineer, DPW Director and Planning Director met with staff from Woodard and Curran to review existing data, including maps, a Sidewalk Management Report and Road Safety Audit, for the purpose of identifying projects for inclusion in the Prioritization Plan. Ultimately, 24 projects were identified by staff. In August, staff and the consultant prepared and distributed an on-line survey from August 15th through August 29th. 808 responses were collected and analyzed by the consultant. On September 15th, Public Works and Planning staff presented the list of 24 projects to the Master Plan Implementation Committee (MPIC) and asked for their feedback. MPIC members identified their top projects and asked for one sidewalk project to be added to the list.

Following the October 17th Selectmen's meeting, Public Works and Planning staff will work with the consultant to rank identified projects using the agreed-upon evaluation criteria. Once the Prioritization Plan is complete, the team will present the results to the Board of Selectmen for endorsement, with subsequent submission to MassDOT for final review and approval.

Communities with a locally adopted Policy and MassDOT-approved Prioritization Plan are eligible to seek construction funding of up to \$500,000 within a 4-year timeframe to aid in plan implementation. Municipalities can submit one project or multiple projects for potential funding. Northborough's Prioritization Plan will be submitted for MassDOT approval by the end of this calendar year, allowing the Town to initiate project design in advance of the next round of construction grant submissions which are expected to be due May 1, 2023.

Projects may include new sidewalk construction to address gaps in the network, ADA upgrades to existing deteriorated sidewalks, ramps and pedestrian signals, roadway/intersection narrowing and installation of rapid flashing beacons to enhance safety, construction of bicycle lanes and shared-use lanes, and installation of wayfinding signage. Construction grants cannot be used for survey, land acquisition, or design services. These tasks must be funded through other means such as local appropriation (including ARPA) or Chapter 90 funding.

Following Ms. Connors' presentation and Mr. Charpentier's review of each of the proposed 25 projects, Board members shared their thoughts on their top priorities, which included the following:

- New sidewalks on Gale Street from South Street to existing sidewalk on Monroe Street to provide access to the Assabet Playground and the Town Common.
- Sidewalks in the vicinity of the schools for walking students.
- Provide street lighting and street trees along Blake Street from West Main Street to Pierce Street, curbing and grassed bump-out to reduce roadway width, curbing and grassed esplanades to reduce curb cuts and benches and bike racks near West Main Street.
- New sidewalks on Hudson Street from Trinity Church to existing sidewalk on Centre Drive.
- Provide shared-use arrows on South Street from Main Street to Ellsworth McAfee Park.
- Sidewalk replacement on South Street.

- Bike lane from downtown to Ellsworth MacAfee Park.
- Multi-use Aqueduct Trail.

Public comments were heard from the following residents:

Amy Poretsky – 47 Indian Meadow Drive: In support of improvements to the Downtown streets, including Gale Street, Blake Street, Pierce Street and Hudson Street, a new sidewalk on Maple Street and the multi-use Aqueduct Trail. Not in support of the shared-use arrows on South Street.

Christopher Deacetis – 15 Allen Street: Questioned if improvements were considered for the Allen Street intersection at the Aqueduct Bridge? Mr. Charpentier responded that if both the proposed Allen Street sidewalk and the Aqueduct Trail projects were to move forward it would circumvent this concern by diverting people away from the Allen Street intersection as many would use the more scenic route of the Aqueduct Trail.

Kelly Guenette – 69 Northgate Road: In support of sidewalks in the areas of the schools as creating an opportunity for more student walkers would lessen the amount of bus stops having to be made. In support of a new sidewalk on Davis Street and asked that it be extended the whole way.

William Pierce – 367 Whitney Street: Asked why sidewalks were not considered on Whitney Street?

Ashley Davies – 168 South Street: In support of the shared-use arrows on South Street, improvements to the Downtown streets and the Multi-Use Aqueduct Trail.

George Brenckle – 3 Little Pond Road: In support of a new sidewalk on Allen Street as a priority to connect East Main Street with Hudson Street.

Lisa Maselli – 13 Maple Street: Asked what the timeline would be for the completion of these 25 projects and can ARPA funds be used towards some of these projects? Ms. Connors responded that the number of projects to be completed each year will depend on available funding. In response to her questions about sidewalks, Ms. Connors explained the appropriate use of bituminous in suburban designed sidewalks versus concrete in Downtown areas where there may be shopping areas with more foot traffic and that cost is certainly a consideration with concrete being far more expensive.

Evan Worona – 10 Rogers Avenue: In support of new sidewalks on Maple Street and Allen Street and improvements to the streets in the Downtown area. In response to his question, Ms. Connors explained how the priorities are articulated by the Complete Streets program.

Mr. Coderre noted that although the Complete Streets program is a great planning tool that helps to identify priority projects and to determine those projects that qualify for grant funding, he reminded the Board that for years the top legislative priority has been for an increase in Chapter 90 funding to be able to address the backlog of roadway and sidewalk improvements that already

exist in addition to the 25 projects detailed this evening. He added that the need for roadway and sidewalk repairs throughout Town have been looked at in depth and have been included in the Capital Plan for years. He stressed the importance of managing expectations with the understanding that there are other projects that will need to be prioritized as well.

In response to a question by Selectman Hirsh, Ms. Connors indicated that once the Complete Streets Prioritization Plan is complete, it will contain a list of projects, in order of local priority, which identifies sidewalk, bicycle and accessible transportation connectivity, safety improvements, cost estimates, grant funding opportunities and a schedule for implementation of those projects.

In response to a question by Chairman Cohen, Ms. Connors explained that the Complete Streets grant program only funds shovel ready projects. The design engineering for some of the projects discussed this evening will have to be funded through other grant programs or through municipal resources.

In response to a question by Selectman Perreault, Ms. Connors confirmed that the Town will be eligible to seek construction funding of up to \$500,000 within a 4-year timeframe. It is unclear at this point if the Complete Streets program will remain beyond the 4-year timeframe given the pending change in Governor.

Mr. Coderre indicated that tonight's power point presentation will be on the Town website for public review.

REVIEW AND DISCUSS ARPA REQUESTS

Chairman Cohen noted that the ARPA requests that were included in the meeting packets were compiled by Selectman Hirsh. Selectman Hirsh explained that the list was compiled from sources, including prior meetings, the public input forum and emails over several months' time.

Board members discussed at length their thoughts about the process moving forward and what steps need to be taken to make the process of tabulating the details and prioritizing the requests more productive. In summary, Board members agreed to schedule and publicly post an in-person meeting as a working session to categorize and tabulate the details of each request in order to provide more content for discussion purposes. Details for each category might include the name of the requestor, summary of what is being requested, is the request time sensitive, are there other grant funding sources available, is it a one-time expenditure or will it have a financial impact long-term. The Board also agreed that input from Town staff should be part of the process.

Amy Poretsky – 47 Indian Meadow Drive: Explained her reasoning for requesting ARPA funds for a multi-use trail feasibility study in addition to applying for funding through the Community Preservation Committee (CPC) and through Mass Grant.

REPORTS

T. Scott Rogers

- Thanked the Police Chief and Fire Chief for their monthly reports. Invited Chief Parenti to speak about fire prevention when it comes to mulch beds.

- Congratulated Officer Mellissa Lonergan for recently graduating from the Police Academy and for beginning her 10-week field training period.
- Reported on the recent efforts of the ZBA.

Kristen Wixted

- Attended the Women Elected Municipal Officials Conference. Suggested that the Board consider changing the name from Board of Selectmen to Select Board.
- Reported on the efforts of the Youth Commission.
- Noted that the Diversity, Equity, Inclusion and Belonging (DEIB) Committee will begin to meet soon.

Julianne Hirsh

- Walked around the downtown area with members of the Master Plan Implementation Committee and Weston and Samson, the consultants hired to work on the Downtown Revitalization Plan.
- Reported on the recent efforts of the Community Preservation Committee.
- Recently attended a meeting of a local Girl Scout Troop as a guest speaker.

Jason Perreault

- Noted his appreciation to the Fire Department for posting profiles of each of the Fire Department members on its Facebook page.

Mitch Cohen

- Congratulated Zach Newbold on his amazing performance on the national TV show The Voice.
- Thanked Town Planner Laurie Connors and DPW Director Scott Charpentier for their presentation on suggested dog park sites. Encouraged residents to watch the YouTube video of this meeting or review the presentation on the Town website.
- Asked if ARPA funds are being considered for the exterior paint project at the Police Station? Mr. Coderre responded that this project is included in the Capital Improvement Plan.
- Thanked the DPW Department for doing a great job in cleaning up the White Cliffs site. A tour of the property grounds and building is scheduled for November 1st for those who are interested in submitting proposals. He has been asked if members of the Board of Selectmen and the White Cliffs Committee are able to tour the building in or around that same time, adding that the tour would be limited to these two Boards and will not be offered to members of the public due to liability insurance purposes.
- Attended a recent MMA webinar regarding a new recycling law regarding recycling of used mattresses. As of November 1st, mattresses can no longer be accepted through recycling programs throughout the Commonwealth. Town staff is working on alternatives for residents to dispose of their mattresses.

John Coderre

- Noted that he will provide the Board with an update on the status of some of the State programs prior to the Board's in-person meeting to discuss ARPA funds.

EXECUTION OF NOVEMBER 8, 2022 STATE ELECTION WARRANT

Selectman Hirsh moved the Board vote to execute the November 8, 2022 State Election Warrant; Selectman Rogers seconded the motion; the roll call vote was taken as follows:

Perreault	“aye”	Hirsh	“aye”
Rogers	“aye”	Cohen	“aye”
Wixted	“aye”		

OTHER BUSINESS

None.

PUBLIC COMMENT

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

9:30 p.m. - EXECUTIVE SESSION

Selectman Perreault moved the Board vote to enter into Executive Session pursuant to M.G.L., Chapter 30A, Section 21, Subsection 3 (Collective Bargaining – update on negotiations with Dispatchers, Patrol Officers, Police Sergeants and Fire Unions) and (Litigation – update on SA Farms) due to the Chair's determination that a discussion regarding these matters in an open meeting may have a detrimental effect on the position of the Board; Selectman Rogers seconded the motion; the roll call vote was taken as follows:

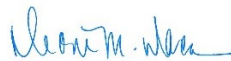
Perreault	“aye”	Hirsh	“aye”
Rogers	“aye”	Cohen	“aye”
Wixted	“aye”		

ADJOURNMENT

Chairman Cohen announced that the Board will enter into Executive Session and will not return to the open meeting.

The open meeting ended at 9:30 p.m.

Respectfully submitted,



Diane M. Wackell
Executive Assistant to the
Board of Selectmen

Documents used during meeting:

1. October 17, 2022 Meeting Agenda
2. September 26, 2022 Meeting Minutes
3. Information Packet – Complete Streets Presentation
4. Information Packet – ARPA Requests
5. November 8, 2022 State Election Warrant

[RETURN TO AGENDA](#)



TOWN OF NORTHBOROUGH

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

TOWN OF NORTHBOROUGH NOTICE OF CONTINUED PUBLIC HEARING

Pursuant to Massachusetts General Laws, Chapter 148, Section 13, notice is hereby given that the Board of Selectmen will hold a remote public hearing on Monday, June 27, 2022 at 7:05 p.m. to consider the application of G&I IX FORBES WHITNEY LLC to amend the existing aboveground storage license for premises located at 30 Forbes Road by increasing the on-site storage of flammable liquids from 880 gallons to 2,000 gallons; combustible liquids from 380 gallons to 500 gallons; flammable gases from 390 cubic feet to 2,000 cubic feet with the addition of 11 lbs. of flammable solids all to be stored in specified storage rooms and other approved storage containers.

Pursuant to Governor Baker's Executive Order of June 16, 2021, an Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency this meeting of the Northborough Board of Selectmen will be conducted via remote participation to the greatest extent possible.

To join the Public Hearing

URL link: <https://town-northborough-ma-us.zoom.us/j/85641827491> Passcode: 802470
Join by phone: 1 646 876 9923 / Webinar ID: 856 4182 7491 / Passcode: 802470

Kristen Wixted, Clerk
Northborough Board of Selectmen

Original Hearing: June 17, 2022



TOWN OF NORTHBOROUGH PLANNING DEPARTMENT

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

November 3, 2022

John Coderre, Town Administrator
Town Hall Offices
63 Main Street
Northborough, MA 01532

RE: Aspen Aerogels License
30 Forbes Road

Dear Mr. Coderre,

Attached please find the Decision for Modification of Special Permit for Change of Use and Special Permit Per Groundwater Protection Overlay District Bylaw that the Planning Board approved at their meeting on September 20, 2022. In accordance with that decision, Aspen Aerogels is authorized to store up to 3,000 gallons of flammable and combustible liquids and 500 cubic feet of flammable gases on site. Any increase over the maximum quantity allowed on site shall require amended special permits. The decision also specified how chemicals shall be stored and that there shall be no operating floor drains within material storage or research and development areas.

It is my understanding that all Planning Board questions, comments and concerns were adequately addressed via the application materials, during the public hearing and in the subsequent decision. I do not believe that the Planning Board has any follow-up questions for Aspen Aerogels.

Thank you for your attention on this matter. Please let me know if you have any follow up questions or comments.

Sincerely,

Laurie Connors
Planning Director

Enclosure

CC: Planning Board



TOWN OF NORTHBOROUGH PLANNING BOARD

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

September 20, 2022

DECISION

MODIFICATION OF SPECIAL PERMIT FOR CHANGE OF USE AND A SPECIAL PERMIT PER GROUNDWATER PROTECTION OVERLAY DISTRICT BYLAW

Property Location:

30 Forbes Road
Northborough MA 01532
Map 15, Parcel 18
Book 56721, Page 157

Applicant:

Aspen Aerogels
30 Forbes Road
Northborough, MA 01532

Owner:

G&I IX Forbes Whitney LLC
11500 Northlake Drive, Suite 100
Cincinnati, OH 45244

Site Engineer:

HighPoint Engineering, Inc.
Canton Corporation Place
45 Dan Road, Suite 140
Canton, MA 02021

This document is the **DECISION** of the Northborough Planning Board on the petition of Aspen Aerogels for a Modification of a Decision for Special Permit for Change of Use and A Special Permit Per Groundwater Protection Overlay District (Case No. 01-19) to increase the space dedicated to mixed office/research & development uses, update the Aspen Aerogel's Contingency Plan Manual, and update and amend the list of chemicals and quantities allowed on site for the property located at 30 Forbes Road, Map 15, Parcel 18, in the Industrial District and Groundwater Protection Overlay District.

APPLICATION

1. On August 22, 2022, the Applicant filed with the Town Clerk an Application for Hearing before the Planning Board for:
 - Modification of a Special Permit per Zoning Bylaws, Section 7-07-010D(3)(c)[5 & 7].

Reference is made to the Zoning Board of Appeals Decision Case No. 01-19, dated January 25, 2002 and recorded in Worcester District Registry of Deeds in Book 26113, Page 362.

2. Notice of the public hearing was duly published in "THE WORCESTER TELEGRAM & GAZETTE" on September 4, 2022 and September 11, 2022; posted by the Town Clerk on August 30, 2022 and mailed to abutters and other parties of interest on August 31, 2022.
3. The public hearing was held and closed on September 20, 2022. The public hearing was broadcast on Northborough Public Access Television and live-streamed via ZOOM video and audio conferencing, allowing members of the public to participate in the hearing through real-time active participation, in accordance with Governor Baker's Executive Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, dated March 12, 2020, Chapter 20 of the Acts of 2021, and Chapter 22 of the Acts of 2022.

EXHIBITS

The Planning Board relied on the following documents, in addition to the testimony presented at the public hearing, in making its decision:

1. Application for Hearing before the Planning Board, including:
 - a. A cover letter dated August 22, 2022 from Aspen Aerogels;
 - b. Zoning Board of Appeals Decision Case No. 01-19, dated January 25, 2002 and recorded in Worcester District Registry of Deeds in Book 26113, Page 362;
 - c. Plan consisting of Sheets 3 and 4 entitled: "ALTA/ACSM Land Title Survey, Northborough, Mass", dated June 17, 2008, prepared by Whitman & Bingham Associates, LLC;
 - d. Plan consisting of 4 sheets entitled: "Loading Dock Expansion Site Development Plans, 30 Forbes Road, Northborough, Massachusetts", dated June 27, 2016, prepared by Highpoint Engineering, Inc;
 - e. Plan consisting of 1 sheet entitled: "Aspen Aerogels Existing Conditions", dated August 19, 2022, prepared by Olson Lewis + Architects;
 - f. Exhibit 1: List of Chemicals, Pesticides, Fuels and Other Potentially Toxic or Hazardous Materials;
 - g. Exhibit 2: Waste Generation, Storage and Disposal List;
 - h. Exhibit 3: Groundwater Impact Analysis, prepared by Epsilon Associates, dated September 30, 2021;
 - i. Exhibit 3A: Letter prepared by OHI Engineering, Inc. RE: Review of Site Operations, 30 Forbes Road, Northborough, MA, dated September 8, 2022;
 - j. Exhibit 4: "Aspen Aerogels Hazardous Waste Contingency Plan, 30 Forbes Road, Northborough, MA 01532", dated August 18, 2022;
 - k. Exhibit 5: Floor Plan Showing Uses & Cabinet Location, prepared by Olsen Lewis + Architects, dated August 19, 2022;
 - l. Exhibit 6: Cabinet Rated Capacity, Stored Liquid Volume, Containment Volume and Ratio @ 30 Forbes, Bldg B Labs;

- m. A Quitclaim Deed for 30 Forbes Road, Northborough, MA, 01532, recorded at the Worcester District Registry of Deeds on 2/08/2017, Bk: 56721 Pg: 157; and
 - n. A certified abutters list for parcels 300 feet from 30 Forbes Road, Northborough, MA, signed by Megan Hennessy for the Town of Northborough Board of Assessors, and a GIS Viewer map of the site, both dated August 22, 2022;
2. A review letter dated September 2, 2022 from the Fire Chief;
 3. A letter dated September 9, 2022 from the Town Engineer to the Groundwater Advisory Committee;
 4. Email dated September 14, 2022 from David Bielunis, Aspen Aerogels, Inc. to the Planning Director and Town Engineer with attachments;
 5. Email exchange dated September 15, 2022 between the Fire Chief and the Town Engineer re: 40 CFR 40 264.175; and
 6. A letter dated September 19, 2022 from the Town Engineer to the Planning Board.

FINDINGS OF FACT

The Board finds:

1. The project area subject to this Decision is located within the Industrial District and Groundwater Protection Overlay District Area 3.
2. The Applicant proposes to use the property as a mixture of office and research and development uses.
3. In Groundwater Protection Overlay District Area 3, a Special Permit is required per Section 7-07-010D(3)(c)[7] Groundwater Protection Overlay District, Use Regulations, Area 3, Industrial Use.
4. In accordance with Zoning Bylaws, Section 7-07-010C.(5), the Planning Board is the special permit granting authority for applications within the Industrial District.
5. In a memo dated September 19, 2022 to the Chairperson of the Planning Board from Fred Litchfield, Town Engineer, the Groundwater Advisory Committee provided recommendations to be included within any approval.
6. The Applicant submitted a letter from OHI Engineering, Inc., stamped by James R. Borrebach, P.E., L.S.P. summarizing Aspen Aerogel's operation at 30 Forbes Road. This letter satisfies the requirement that a qualified expert certify that the use will not degrade the quality and/or supply of the underlying groundwater resources to the point whereby a hazard to public health or ecological damage results.
7. The Applicant submitted an updated Hazardous Waste Contingency Plan to replace the Contingency Plan Manual referenced in the original decision.
8. The proposed modification meets the purpose and intent of the Zoning Bylaw.
9. The granting of the modification of the special permits will not constitute substantial detriment to the public good and may be given without nullifying or substantially derogating from the intent or purpose of the Northborough Zoning Bylaw.

DECISION

The Planning Board voted *unanimously* in favor to **GRANT a Modification of the Special Permit for Change of Use and a Special Permit Under Groundwater Protection Overlay District Regulations** issued by the Zoning Board of Appeals, Case No. 01-19, dated January 25, 2002 as follows:

Conditions #3, #4 and #10 of the Zoning Board of Appeals Case No. 01-19 shall be replaced with the following:

3. The Applicant is authorized to store up to 3,000 gallons of flammable and combustible liquids and 500 cubic feet of flammable gases on site. Any increase over the maximum quantity allowed on site shall require amended Special Permits. Chemicals shall be stored in designated chemical containment cabinets within the building, secure from vandalism and corrosion, and with provisions for the control of spills. The Applicant shall take all necessary and appropriate actions to prevent spills from leaving the lab area. Any increase in storage capacity shall be in accordance with federal guidelines 40 CFR 40 264.175. The Applicant shall work closely with the Fire Department to ensure appropriate fire protection measures are achieved.
4. There shall be no floor drains within the material storage or research and development areas. Any existing floor drains within these areas shall be permanently closed.
10. The Applicant is authorized to utilize the entire building as mixed office/research and development space.

Except as modified herein, the terms of the Zoning Board of Appeals Decision Case No. 01-19 dated January 25, 2002 shall continue in full force and effect.

Appeals, if any, from this decision shall be made pursuant to Massachusetts General Laws, Ch. 40A, Sec. 17 and shall be filed within twenty (20) days after the date of filing of this decision in the office of the Town Clerk.

The **SPECIAL PERMIT MODIFICATION** shall not take effect until a copy of the decision bearing the certificate of the Town Clerk is recorded with the Worcester District Registry of Deeds in accordance with the provisions of Massachusetts General Laws, Ch. 40A, Sec. 11 and 15 stating that "twenty (20) days have elapsed after the decision has been filed in the office of the Town Clerk and no appeal has been filed, or if such appeal has been filed it has been dismissed or denied."

If the rights authorized by the **SPECIAL PERMIT MODIFICATION** are not exercised within two years from the time of granting, they shall lapse in accordance with the provisions of Massachusetts General Laws, Ch. 40A, Sec. 9.

**TOWN OF NORTHBOROUGH, MASSACHUSETTS
PLANNING BOARD**



KERRI MARTINEK, CHAIRPERSON



FP-002A
(Rev. 1.1.2015)

The Commonwealth of Massachusetts
City/Town of Northborough

Application For License

Massachusetts General Law, Chapter 148 §13

New License Amended License

GIS Coordinates

LAT.

LONG

License Number

Application is hereby made in accordance with the provisions of Chapter 148 of the General Laws of Massachusetts for a license to store flammables, combustibles or explosives on land in buildings or structures herein described.

Location of Land: 30 Forbes Road, Northborough, MA 01532
Number, Street and Assessor's Map and Parcel ID

Attach a plot plan of the property indicating the location of property lines and all buildings or structures.

Owner of Land: G&I IX FORBES WHITNEY LLC

Address of Land Owner: c/o CBRE, 3 Burlington Woods Drive, Burlington, MA 01803

Use and Occupancy of Buildings and Structures: Business (R&D)

If this is an application for amendment of an existing license, indicate date of original license and any subsequent amendments
June 9, 2014

Attach a copy of the current license

Flammable and Combustible Liquids, Flammable Gases and Solids

Complete this section for the storage of flammable and combustible liquids, solids, and gases; see 527 CMR 1.00 Table 1.12.8.50; Attach additional pages if needed. All tanks and containers are considered full for the purposes of licensing and permitting.

PRODUCT NAME	CLASS	MAXIMUM QUANTITY	UNITS gal., lbs, Cubic feet	CONTAINER UST, AST, IBC, drums
Dimethyl ether	IA	30	lbs	Bottles
Alcohols, acetonitrile	IB & IC	2,000	gal	Drums, bottles
Solvents	II	250	gal	Drums, bottles
Solvents	IIIA & IIIB	250	gal	Drums, bottles
Flammable gases		2,000	cu.ft.	Cylinders
Combustible metals		11	lbs	Drums, bottles

Total quantity of all flammable liquids to be stored: 2,000 gallons

Total quantity of all combustible liquids to be stored: 500 gallons

Total quantity of all flammable gases to be stored: 2,000 cu.ft.

Total quantity of all flammable solids to be stored: 11 lbs

LP-gas (Complete this section for the storage of LP-gas or propane)

Indicate the maximum quantity of LP-gas to be stored and the sizes and capacities of all storage containers. (See 527 CMR 1.00 Table 1.12.8.50)

❖ Maximum quantity (in gallons) of LP-gas to be stored in aboveground containers: _____

List sizes and capacities of all aboveground containers used for storage: _____

❖ Maximum quantity (in gallons) of LP-gas to be stored in underground containers: _____

List sizes and capacities of all underground containers used for storage: _____

Total aggregate quantity of all LP-gas to be stored: None

Fireworks (Complete this section for the storage of fireworks)

Indicate classes of fireworks to be stored and maximum quantity of each class. (See 527 CMR 1.00 Table 1.12.8.50)

❖ Maximum amount (in pounds) of Class 1.3G: _____ Type/class of magazine used for storage: _____

❖ Maximum amount (in pounds) of Class 1.4G: _____ Type/class of magazine used for storage: _____

❖ Maximum amount (in pounds) of Class 1.4: _____ Type/class of magazine used for storage: _____

Total aggregate quantity of all classes of fireworks to be stored: None

Explosives (Complete this section for the storage of explosives) No explosives stored

Indicate classes of explosive to be stored and maximum quantity of each class. (See 527 CMR 1.00 Table 1.12.8.50)

❖ Maximum amount (in pounds) of Class 1.1: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.2: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.3: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.4: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.5: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.6: _____ Number of magazines used for storage: _____

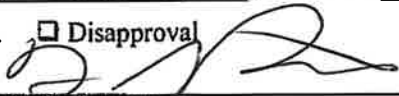
I, Breanne M. Timura, hereby attest that I am authorized to make this application. I acknowledge that the information contained herein is accurate and complete to the best of my knowledge and belief. I acknowledge that all materials stored pursuant to any license granted hereunder must be stored or kept in accordance with all applicable laws, codes, rules and regulations, including but not limited to Massachusetts Chapter 148, and the Massachusetts Fire Code (527 CMR 1.00). I further acknowledge that the storage of any material specified in any license granted hereunder may not exceed the maximum quantity specified by the license.

Signature B. Timura Date 5/18/2022 Name Breanne M. Timura, Sr. Real Estate Manager

Fire Department Use Only

I, DAVID L. PARENTI, Head of the Northborough Fire Department endorse this application with my

Approval Disapproval



Signature of Head of the Fire Department

5/31/2022

Date

Recommendations: _____

Copy of Current License

Department of Public Safety
Division of Fire Prevention

Commonwealth of Massachusetts
Town of Northborough

To: Cabot II – MA 1 M03, LLC
30 Forbes Road, Northborough, MA

For: On-Site, Aboveground Storage of
Flammable & Combustible Liquids

This license is granted in accordance with the provisions of Chapter 148 of the General Laws, to use the land herein described for the lawful use of the building – or other structure – which are to be situated thereon, and as described on the plot plan filed with the application for this license.

This license shall be displayed on the premises in a conspicuous position where it can easily be seen and read.

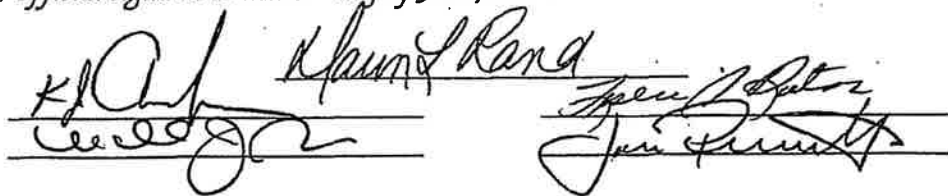
Owner of Land: Cabot II, MA 1 M03, LLC
Owner Address: 1 Beacon Street, Suite 1700
Boston, MA 02108

Conditions: See attached

Type and Maximum Storage Quantities per the License Application:

Flammable Liquids	880 gallons
Combustible Liquids	380 gallons
Flammable Gases	390 cubic feet

IN TESTIMONY WHEREOF, the undersigned have hereunto affixed their official signatures this 9th day of June, 2014.



Conditions for On-Site Storage of Flammable & Combustible Liquids

*Cabot II – MA 1 M03, LLC
30 Forbes Road, Northborough, MA*

*as set by the Board of Selectmen at their
meeting of June 9, 2014*

- 1. Maintenance of fire alarm connection to the Town of Northborough Fire Department per Chapter 2-08, Alarm Systems.*
- 2. Maintenance of fire alarm system in conformance with National Fire Protection Association (NFPA) Standard 72, National Fire Alarm and Signaling Code.*
- 3. Maintenance of fire suppression system in conformance with NFPA Standard 13, Installation of Sprinkler Systems.*
- 4. Maintenance of the required fire pump for water supply to the fire sprinkler system in conformance with NFPA 25, Water-based Fire Protection Systems.*
- 5. Maintenance of fire service mains in conformance with NFPA 24, Private Fire Service Mains.*
- 6. Flammable and combustible liquid storage must conform to NFPA 30, Flammable and Combustible Liquids Code.*
- 7. Renewal of all required licenses in conformance with Massachusetts Chapter 148, Section 13, License for Land Storage.*
- 8. Permit renewal and conformance with Massachusetts Fire Prevention Regulations 527 CMR 14.00, Flammable and Combustible Liquids, Flammable Solids or Flammable Gases and 527 CMR 33.00, Hazardous Material Process or Processing.*

Base Lease - Exhibit D captures approval for flammable material storage - quantities in this license amendment covered by Exhibit D.

CABOT PROPERTIES, INC.
INDUSTRIAL REAL ESTATE LEASE
Multi-Tenant Net Form

Landlord: Cabot II - MA1M03, LLC
Tenant: Aspen Aerogels, Inc.
Property Address: 30 Forbes Road, Northborough, Massachusetts

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ARTICLE ONE - BASIC TERMS

The following terms used in this Lease shall have the meanings set forth below.

- 1.01 Date of Lease: JUNE 29, 2016
- 1.02 Landlord (legal entity): Cabot II – MA1M03, LLC, a Delaware limited liability company
- 1.03 Tenant (legal entity): Aspen Aerogels, Inc., a Delaware corporation
- 1.04 Tenant's Guarantor: N/A
- 1.05 Address of Property: 30 Forbes Road, Northborough, Massachusetts
- 1.06 Property Rentable Area: Approximately 111,577 rentable square feet
- 1.07 Premises Rentable Area: Approximately 51,650 rentable square feet
- 1.08 Tenant's Initial Pro Rata Share: 46.29%
- 1.09 Lease Term: Ten (10) years, beginning on the Lease Commencement Date.
- 1.10 Lease Commencement Date: January 1, 2017
- 1.11 Permitted Uses: Manufacture of aerogel related products, research and development activities related thereto, and storage and administrative office. Tenant is responsible for obtaining any necessary business licenses or permits.
- 1.12 Broker(s): CBRE, Inc. and Newmark Grubb Knight Frank
- 1.13 Initial Security Deposit: N/A (See Section 17.16(b))
- 1.14 Parking Spaces Allocated to Tenant: 135
- 1.15 Base Rent:

<u>Time</u> <u>Period</u>	<u>Annual</u> <u>Rent p.s.f.</u>	<u>Annual Base</u> <u>Rent</u>	<u>Monthly</u> <u>Base Rent</u>
------------------------------	-------------------------------------	-----------------------------------	------------------------------------

- 1.16 Other Charges Payable by Tenant: (i) Real Property Taxes (Article Five);
(ii) Utilities (Article Six);
(iii) Insurance Premiums (Article Seven);
(iv) CAM Expenses (Article Eight)
- 1.17 Address of Landlord for Notices: c/o Cabot Properties, Inc.
One Beacon Street, Suite 1700
Boston, MA 02108
Attn: Asset Management
- 1.18 Address of Landlord for Rent Payments: Cabot Industrial Value Fund II Operating Partnership,
L.P.
P.O. Box 535220
Atlanta, GA 30353-5220
- 1.19 Address of Tenant for Notices: 30 Forbes Road, Building B
Northborough, MA 01532
- 1.20 Fiscal Year: January - December
- 1.21 Mortgagee: Wells Fargo Bank, National Association
- 1.22 Exhibits:
Exhibit A - The Property
Exhibit B - The Premises
Exhibit C - Rules & Regulations
Exhibit D - Hazardous Materials
Exhibit E - Summary of Insurance
Requirements
Exhibit F - HVAC Units to be
Replaced by Tenant

ARTICLE TWO - PREMISES

2.01 Premises. The Premises are described in Exhibit B and are a part of the Property, which is described in Exhibit A. The Property includes all the land, building(s), and all other improvements located on the land including the common areas described in Article Eight.


IN WITNESS WHEREOF, the undersigned Landlord and Tenant have caused this Lease to be duly executed by their duly authorized representatives as of the date first above written.

LANDLORD:

CABOT II – MA1M03, LLC

By: Cabot II Secured Pool I, LLC
a Delaware limited liability company,
its sole member

By: Cabot Industrial Value Fund II Operating Partnership, L.P.,
a Delaware limited partnership, its sole member

By: 
Name: Neil S. Raymond, Jr.
Title: VP Asset Management

TENANT:

ASPEN AEROGELS, INC.

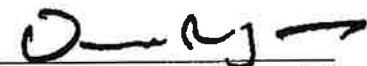
By: 
Name: DONALD YOUNG
Title: CEO

EXHIBIT D – HAZARDOUS MATERIALS

Chemicals	(gallons)
Tetraethylorthosilicate (or partially hydrolyzed oligomers thereof) or similar	5,000
Waterglass (NA Silicate)	8,500
Ethanol, Denatured ethanol or similar	17,300
NH4OH conc. (ammonia)	55
Alcoblak 300A or similar	110
2-propanol or similar	2,500
THF, Hexane or similar	250
Methyltriethoxysilane, PDMS or similar	500
HCL	960
Hexamethyldisilazane (HMDS), Hexamethyldisiloxane (HMDSO) or similar	500
Carbon Dioxide	4 metric tons
Also Various Standard Laboratory Chemicals	
Alcohols	Standard Lab Quantities
Acids	Standard Lab Quantities
Chemicals	Standard Lab Quantities
Bases	Standard Lab Quantities
Alkoxides	Standard Lab Quantities
Chlorides	Standard Lab Quantities
Silanes	Standard Lab Quantities
Compressed gases (e.g. nitrogen, oxygen, air etc.)	Standard Lab Quantities

Note: All materials and the quantities thereof are subject to Tenant's obtaining any required federal, state and/or local approvals and compliance with all applicable statutes, regulations, codes and ordinances.

Lease amendment identifying that owner approves the increased flammable storage license - combustible metal quantities.

SECOND AMENDMENT TO LEASE

This Second Amendment to Lease (this "**Amendment**") is executed as of April 18, 2022 (the "**Effective Date**"), between G&I IX FORBES WHITNEY LLC, a Delaware limited liability company ("**Landlord**"), and ASPEN AEROGELS, INC., a Delaware corporation ("**Tenant**"). Capitalized terms used herein but not defined shall be given the meanings assigned to them in the Lease.

RECITALS:

A. Landlord and Tenant are currently parties to that certain Industrial Real Estate Lease dated June 29, 2016 (the "**Original Lease**" and, as amended from time to time, the "**Lease**") for approximately 51,650 rentable square feet (the "**Premises**") in the building located at 30 Forbes Road, Northborough, Massachusetts (the "**Building**"). The Lease has been amended pursuant to that certain First Amendment to Lease dated December 22, 2021.

B. Tenant has requested Landlord's consent to store and handle certain Hazardous Materials at the Premises other than what is expressly permitted in the Original Lease; Landlord desires to grant its consent to Tenant's request on the terms and conditions contained herein.

AGREEMENTS:

For valuable consideration, whose receipt and sufficiency are acknowledged, Landlord and Tenant agree as follows:

1. **Permitted Hazardous Materials.** In addition to those Hazardous Materials listed on Exhibit D to the Original Lease, Tenant may also store and handle Hazardous Materials in such maximum quantities (the "**Additional Permitted Materials**") as follows:

Hazardous Material	Maximum Quantity
Various battery cells (small coin, small pouch) in charged and uncharged states containing metal oxides, lithium electrolytes and small quantities of flammable solvent	50 kilograms
Various alkali metals (lithium metal, sodium metal, potassium metal)	5 kilograms

Tenant's use, storage and handling of the Additional Permitted Materials shall be subject to the provisions of Section 9.03 of the Original Lease. Landlord reserves the right to require that Tenant provide Material Safety Data Sheets further describing the Additional Hazardous Materials if required by law or Landlord risk managers. Landlord's granting of its consent regarding the Additional Permitted Materials shall not act as a waiver of Tenant's obligation to obtain Landlord's consent in connection with Tenant's use, storage or handling of any Hazardous Materials on the Premises not included in Exhibit D to the Original Lease or the Additional Permitted Materials.

2. **Brokerage.** Landlord and Tenant each warrant to the other that no broker or agent is entitled to a commission in in connection with the negotiation or execution of this Amendment. Tenant and Landlord shall each indemnify the other against all costs, expenses, attorneys' fees, and other liability for commissions or other compensation claimed by any other broker or agent claiming the same by, through, or under the indemnifying party.

3. **Ratification.** Tenant hereby ratifies and confirms its obligations under the Lease, and

represents and warrants to Landlord that it has no defenses thereto. Additionally, Tenant further confirms and ratifies that, as of the date hereof, (a) the Lease is and remains in good standing and in full force and effect, (b) Tenant has no claims, counterclaims, set-offs or defenses against Landlord arising out of the Lease or in any way relating thereto or arising out of any other transaction between Landlord and Tenant, and (c) all tenant finish-work allowances provided to Tenant under the Lease or otherwise, if any, have been paid in full by Landlord to Tenant, and Landlord has no further obligations with respect thereto.

4. **WAIVER OF JURY TRIAL.** TO THE MAXIMUM EXTENT PERMITTED BY LAW, LANDLORD AND TENANT EACH WAIVE ANY RIGHT TO TRIAL BY JURY IN ANY LITIGATION OR TO HAVE A JURY PARTICIPATE IN RESOLVING ANY DISPUTE ARISING OUT OF OR WITH RESPECT TO THE LEASE OR ANY OTHER INSTRUMENT, DOCUMENT OR AGREEMENT EXECUTED OR DELIVERED IN CONNECTION HERewith OR THE TRANSACTIONS RELATED HERETO.

5. **Headings.** The headings or captions of the paragraphs in this Amendment are for convenience only and shall not act and shall not be implied to act to limit or expand the construction and intent of the contents of the respective paragraph.

6. **Binding Effect; Governing Law.** Except as modified hereby, the Lease shall remain in full effect and this Amendment shall be binding upon Landlord and Tenant and their respective successors and assigns. If any inconsistency exists or arises between the terms of this Amendment and the terms of the Lease, the terms of this Amendment shall prevail. This Amendment shall be governed by the laws of the State in which the Premises are located.

7. **Counterparts.** This Amendment may be executed in multiple counterparts, each of which shall constitute an original, but all of which shall constitute one document. This Amendment may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. For these purposes, "electronic signature" shall mean electronically scanned and transmitted versions (e.g., via pdf file) of an original signature, signatures electronically inserted and verified by software such as Adobe Sign, or faxed versions of an original signature.

8. **Submission of Amendment Not Offer.** The submission by Landlord to Tenant of this Amendment for Tenant's consideration shall have no binding force or effect, and shall not confer any rights upon Tenant or impose any obligations upon Landlord irrespective of any reliance thereon by Tenant, change of position, partial performance, or any correspondence among either party or its authorized representatives. This Amendment is effective and binding on Landlord only upon the execution and delivery of this Amendment by Landlord and Tenant.

[remainder of page intentionally left blank]

This Amendment is executed on the respective dates set forth below, but for reference and effectiveness purposes this Amendment shall be dated as of the Effective Date. If the execution date is left blank, this Amendment shall be deemed executed as of the Effective Date.

LANDLORD:


G&I IX FORBES WHITNEY LLC,
a Delaware limited liability company

By: Robert Hyman
Robert Hyman (Apr 22, 2022 12:01 EDT)
Name: Robert Hyman
Title: Vice President

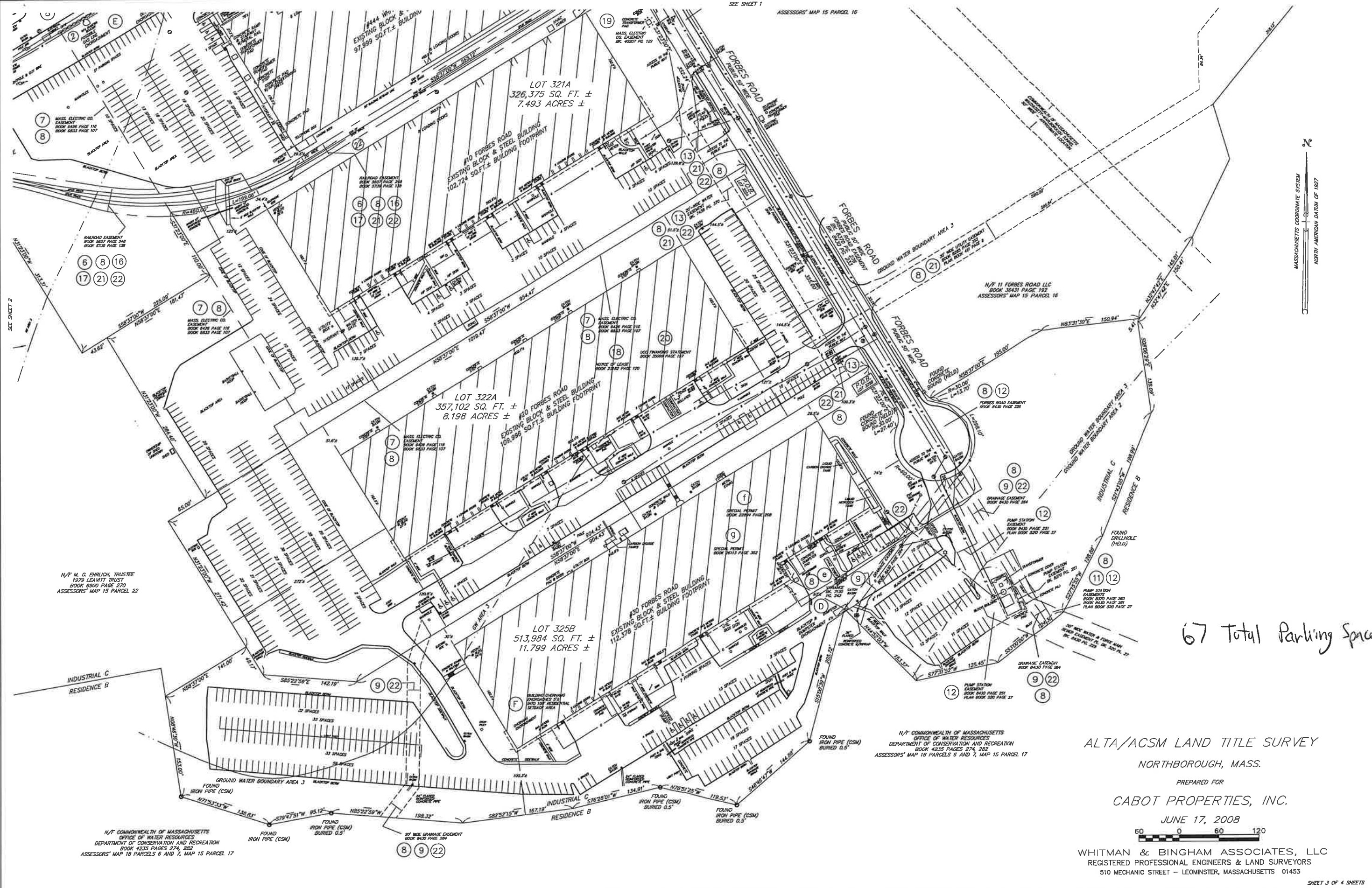
Execution Date: Effective Date

TENANT:

ASPEN AEROGELS, INC.,
a Delaware corporation

DocuSigned by:
By: 
Name: Ricardo C. Rodriguez
Title: Senior Vice President, Chief Executive Officer and Treasurer

Execution Date: April 18, 2022



MASSACHUSETTS COORDINATE SYSTEM
NORTH AMERICAN DATUM OF 1927

N/F M. G. EHRLICH, TRUSTEE
1979 LEAVITT TRUST
BOOK 6500 PAGE 270
ASSESSORS' MAP 15 PARCEL 22

N/F COMMONWEALTH OF MASSACHUSETTS
OFFICE OF WATER RESOURCES
DEPARTMENT OF CONSERVATION AND RECREATION
BOOK 4235 PAGES 274, 282
ASSESSORS' MAP 18 PARCELS 6 AND 7, MAP 15 PARCEL 17

N/F COMMONWEALTH OF MASSACHUSETTS
OFFICE OF WATER RESOURCES
DEPARTMENT OF CONSERVATION AND RECREATION
BOOK 4235 PAGES 274, 282
ASSESSORS' MAP 18 PARCELS 6 AND 7, MAP 15 PARCEL 17

67 Total Parking Spaces

ALTA/ACSM LAND TITLE SURVEY

NORTHBOROUGH, MASS.

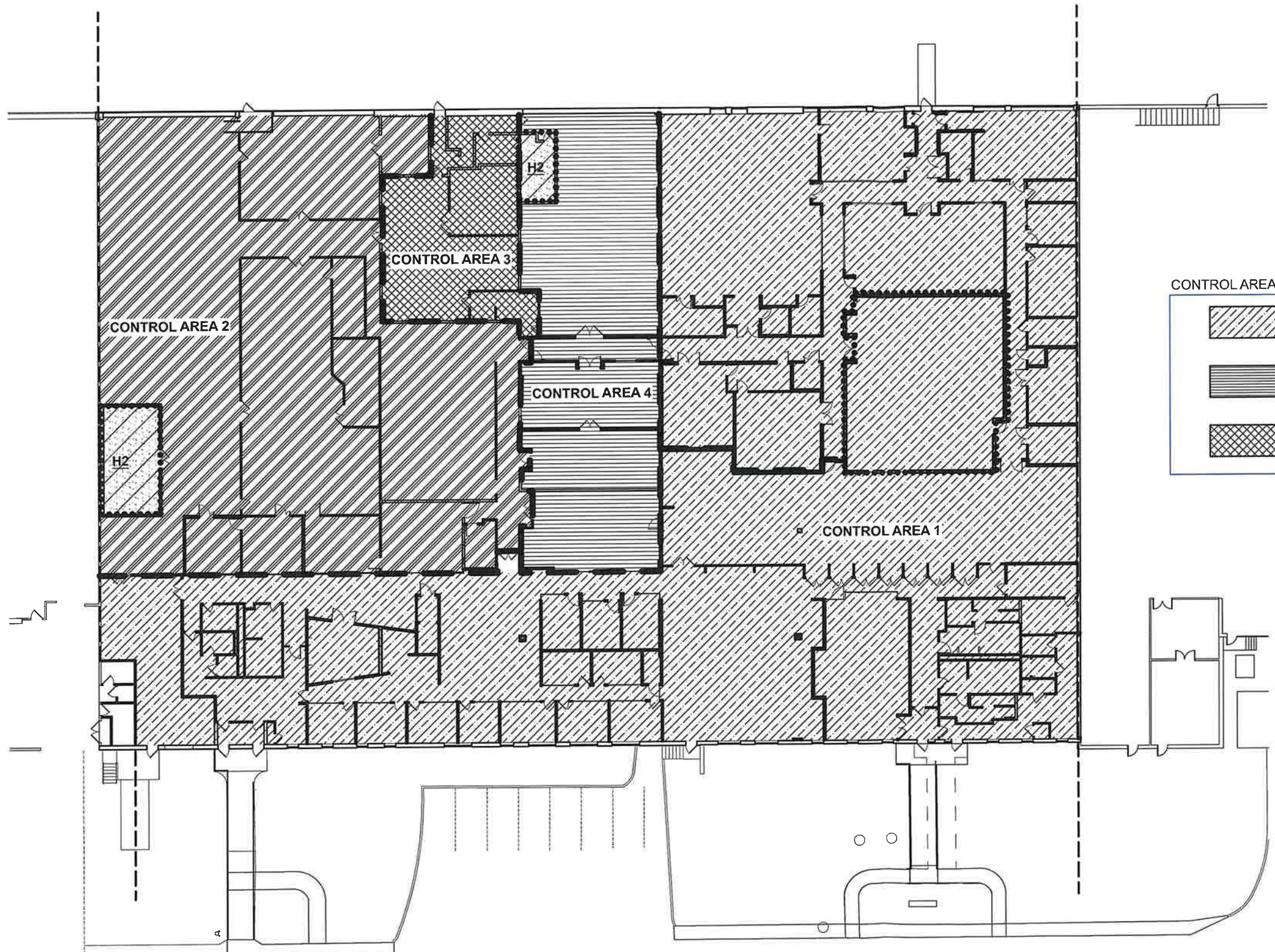
PREPARED FOR

CABOT PROPERTIES, INC.

JUNE 17, 2008



WHITMAN & BINGHAM ASSOCIATES, LLC
REGISTERED PROFESSIONAL ENGINEERS & LAND SURVEYORS
510 MECHANIC STREET - LEOMINSTER, MASSACHUSETTS 01453



CONTROL AREA PLAN KEY

	CONTROL AREA 1		CONTROL AREA 4
	CONTROL AREA 2		EXISTING H-2 ROOM
	CONTROL AREA 3		1 HR RATED WALL
			2 HR RATED WALL

CONTROL AREA PLAN
SCALE: 1/32" = 1'-0"



CONTROL AREAS

George Gould
Aspen Aerogels, Inc.
30 Forbes Road
Building B
Northborough, MA 01532

Hazmat Inventory Control Narrative
May 18, 2022

Northborough Town Hall
Board of Selectman Office
63 Main Street
Northborough, MA 01532

To Whom It May Concern,

In support of our application for an amended flammables storage license, Aspen Aerogels, Inc. is providing the following statement regarding our process for inventory control of these chemicals:

At Aspen Aerogels, Inc. (located at 30 Forbes Rd Bldg. B), various types of chemical Research and Development activities are performed. We purchase, use, handle and store flammable materials and gases in accordance with all applicable regulatory requirements (i.e., including NFPA and OSHA). The facility maintains a complete and up-to-date inventory of all chemicals on site, which are detailed by location and control area(s). Materials are maintained below permitted maximum volumes. Flammable materials, when not in use, are stored in approved, labeled, self-closing flammable storage cabinets. Only the volume of materials to be used is removed from these flammable cabinets. The facility uses approved H2 storage and dispensing rooms that are equipped with ventilation and fire suppression systems that is appropriate to the scale and scope of the materials and waste contained within. Our waste is managed and transported by third party vendor on a regular cadence (weekly or bi-weekly) to ensure compliance with all legal requirements. Facility inspections are conducted on an on-going and continual basis to ensure on-going compliance with our material and waste requirements.

Sincerely,



George Gould
Chief Technology Officer
Aspen Aerogels, Inc
Mobile: 508-847-2227

Department of Public Safety
Division of Fire Prevention

Commonwealth of Massachusetts
Town of Northborough

To: *G&I IX FORBES WHITNEY LLC*
30 Forbes Road, Northborough, MA

For: *On-Site, Aboveground Storage of
Flammable Liquids, Gases & Solids and Combustible Liquids*

This license is granted in accordance with the provisions of Chapter 148 of the General Laws, to use the land herein described for the lawful use of the building – or other structure – which are to be situated thereon, and as described on the plot plan filed with the application for this license.

This license shall be displayed on the premises in a conspicuous position where it can easily be seen and read.

Owner of Land: *G&I IX FORBES WHITNEY LLC*
Owner Address: *C/O CBRE, 3 Burlington Woods Drive
Burlington, MA 01803*

Conditions: *See attached*

Type and Maximum Storage Quantities per the License Application:

<i>Flammable Liquids</i>	<i>2,000 gallons</i>
<i>Combustible Liquids</i>	<i>500 gallons</i>
<i>Flammable Gases</i>	<i>2,000 cubic feet</i>
<i>Flammable Solids</i>	<i>11 lbs.</i>

IN TESTIMONY WHEREOF, the undersigned have hereunto affixed their official signatures this 7th day of November, 2022.

Conditions for On-Site Storage of Flammable & Combustible Liquids

G&I IX FORBES WHITNEY LLC

30 Forbes Road, Northborough, MA

- 1. Maintenance of fire alarm connection to the Town of Northborough Fire Department per Chapter 2-08, Alarm Systems.*
- 2. Maintenance of fire alarm system in conformance with National Fire Protection Association (NFPA) Standard 72, National Fire Alarm and Signaling Code.*
- 3. Maintenance of fire suppression system in conformance with NFPA Standard 13, Installation of Sprinkler Systems.*
- 4. Maintenance of the required fire pump for water supply to the fire sprinkler system in conformance with NFPA 25, Water-based Fire Protection Systems.*
- 5. Maintenance of fire service mains in conformance with NFPA 24, Private Fire Service Mains.*
- 6. Flammable and combustible liquid storage must conform to NFPA 30, Flammable and Combustible Liquids Code.*
- 7. Renewal of all required licenses in conformance with Massachusetts Chapter 148, Section 13, License for Land Storage.*
- 8. Permit renewal and conformance with Massachusetts Fire Prevention Regulations 527 CMR 14.00, Flammable and Combustible Liquids, Flammable Solids or Flammable Gases and 527 CMR 33.00, Hazardous Material Process or Processing.*



TOWN OF NORTHBOROUGH

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

MEMORANDUM

TO: Board of Selectmen
FROM: Town Administrator
SUBJECT: Presentation on the Northborough Historic Preservation Plan
DATE: November 4, 2022

Norm Corbin, the Chair of the Northborough Historic District Commission, will be present at your meeting on Monday evening to present the Northborough Historic Preservation Plan.

John W. Coderre

John W. Coderre

[RETURN TO AGENDA](#)

Northborough Massachusetts Historic Preservation Plan - 2022



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Chapter 1

Support



**Construction of the Aqueduct over the Assabet River
November 19, 1896
(Photo Courtesy, Digital Commonwealth)**

Preservation Planning Committee

MEMBERS:

Normand Corbin, Chair	Leslie Harrison, Vice Chair
Brian Swanson, Secretary	Michael Duchesneau
Millie Milton	Brian Smith
Robert Licht	

ALTERNATES:

Bruce Chute	Amanda Derosier Millette
Tom Reardon	Lorna Helms

Acknowledgements

The Northborough Historic District Commission would like to thank the following for their support in the preparation of the 2022 Northborough Historic Preservation Plan.

As this Historic Preservation Plan is based on Northborough's 2020 Master Plan; we thank the 2020 Master Plan Committee, the many Northborough citizens who participated in the 2020 Master Plan on-line surveys and public meetings, the staff of VHB who were the contractor for this effort and especially Nicole Benjamin-Ma of VHB who was responsible for the Historic Resources chapter of the Master Plan.

Northborough is very fortunate to have a Historical Society that has been active since 1906. We thank the Society, in particular their curator, Ellen Racine, their historian, Kathleen Pierce, and Lois Smith for providing us with early Historical Commission and Historic District Commission files and reviewing drafts of the plan. The old files were invaluable for preparing the history of these committees. In addition, they provided us with unique old photographs of the town.

We appreciate Laurie Connors the Town Planner, the Northborough Planning Board members for their guidance and Mia McDonald, Northborough's Conservation Agent, for her information on open space preservation. A Letter of Support from the Northborough Planning Board can be found in [APPENDIX-A](#).

We thank Christopher Skelly and Jennifer Doherty of the Massachusetts Historical Commission for their advice on preparing Historic Preservation Plans.

Chapter 2

Executive Summary



Civil War Memorial

This Monument Contains the Names of the 29 Northborough Soldiers who did not return from the War, Dedicated September 17, 1870

(Photo courtesy of Norm Corbin)

2.1) Background

The Northborough 2020 Master Plan ^(ES-1) identified **goals** and **recommendations** for future historic preservation. This Historic Preservation Plan identifies **specific tasks** and the **schedule** needed to obtain the desired preservation goals. The details of this Preservation Plan can be found in Chapter 7. Other chapters include; an Introduction to Historic Preservation (Chapter 3), an Overview of Northborough History (Chapter 4), Past Efforts to Preserve Northborough History (Chapter 5), and the Current Status of Preservation in Northborough (Chapter 6). The Appendix includes reference documents such as the Town By-Laws and State Laws relating to Historic Preservation.

2.2) Prior Historic Preservation Highlights

The Northborough Historical and Local Historic District Commissions (NHC and NHDC) have been very active organizations, both pursuing education and preservation of Northborough history. In 2015, the Historical Commission merged with the Northborough Historic District Commission. Several past efforts include: entering 367 Northborough historical assets into the Massachusetts Historic Commissions MACRIS database, leading a proactive effort to save Daniel Wesson’s summer mansion “White Cliffs” from demolition, successfully implementing a 180-day demolition delay by-law, and obtaining Community Preservation Act (CPA) funding for the cleaning and repairing of burial ground grave markers. In addition, the commissions supported the varied CPA historical fund requests for town hall preservation, town document preservation, Unitarian Meeting House steeple preservation, and preservation projects for the Historical Society building. Two projects for Americans with Disabilities Act (ADA) improvements in historical buildings were also supported.

The Northborough Historical Society has been in existence since 1906. Since its inception, the Society has documented and preserved local history. There is an extensive collection of artifacts in the Archives and Museum. The Society holds free monthly historical programs that are open to the public. Over the years, many of the members have documented local history by giving presentations on specific topics and publishing their work. The Society was instrumental in establishing the Historical Commission in 1969 and reactivating it in 2002. The Town of Northborough is very fortunate to have such an active and preservation-minded Historical Society.

2.3) Preservation Plan Highlights

First Priority, Prepare a Historic Preservation Plan for the Town of Northborough – The Historic District Commission prepared this plan based on the 2020 Northborough Master Plan ^(ES-1), with additional guidance from the Massachusetts Historical Commission and input from the Historical Society along with Northborough’s Town Planner, Planning Board and Conservation Agent.

Education Priority - A review of past historical preservation efforts revealed that educating Northborough citizens about local history, the need for preserving it, and preservation methods will be critical to implementing future historic preservation. Additionally, the Historic District Commission must continue to learn about long-term preservation options and funding opportunities.

Education is critical, because significant preservation and recognition approaches require direct citizen participation. For example, both the use of Historic Community Preservation Act funding and the installation of Local Historic Districts require a Town Meeting vote. Additionally, National Register of Historic Places nominations and Preservation Restrictions are best when the owner of the property requests these protections. The decision to preserve and retrofit a historic home as opposed to a demolition requires property owners and developers to have an interest in preserving history.

Promoting Awareness of Northborough's History – Current efforts, including installing historic markers around town and submitting articles into local news media, will be continued. Going forward, there are many organizations within Northborough with which the NHDC can partner to promote local history. It will be important to work closely with the Historical Society, as their museum, archive and experiences are treasure troves of information. Teaming with organizations such as the Northborough Schools, Northborough Library, Northborough Cable Access, and the Northborough Committee for Diversity, Equity, Inclusion and Belonging will be very beneficial. NHDC will explore opportunities to hire interns who have an interest in historic-based projects. Finally, the NHDC will work with other Northborough committees and organizations to seek grant funding opportunities to support these efforts.

Promoting the Preservation of Historic Properties – Preservation efforts for historic properties; including buildings, archaeological sites, structures, documents, artifacts, landscapes, and agricultural lands, will be most successful when collaborating with other organizations. Depending on the preservation topic, collaboration with the following organizations will be critical:

- Massachusetts Historical Commission
- Northborough Historical Society
- Northborough Planning Board
- Northborough Master Plan Implementation Committee
- Northborough Trails Committee
- Northborough Conservation Commission
- Northborough Open Space Committee
- Northborough Housing Partnership Committee
- Northborough Diversity, Equity, Inclusion & Belonging Committee

Some of the key tasks identified in this Preservation Plan include –

- Recommend additional buildings, objects, and structures for nomination to the National Register of Historic Places.
- Work with home owners to apply Preservation Restrictions on their historic properties.
- Investigate additional Local Historic District designations within Northborough.
- Encourage the preservation and protection of historic documents.
- Have the town evaluated for potential archaeological sites.
- Obtain funding to have our war memorials cleaned and consider installing additional war memorials, for example, the Revolutionary War and the Spanish-American War.
- Continue efforts to improve the conditions of Northborough's historic cemeteries and burial grounds.
- Work closely with the Trails Committee to reopen the Wachusett Aqueduct for pedestrian access over the Assabet River.
- Many of the open spaces and woodlands in Northborough were once colonial farmlands, wood lots, or meadows. Work with the Open Space and Conservation committees to add permanent protections, such as Conservation Restrictions and Agricultural Preservation Restrictions to these lands.
- Continue to look for grant funding to support these preservation activities.
- Actively promote Northborough History

Explore Ways to Incentivize Restoration, Rehabilitation, and Beautification Efforts – Finding financial incentives will be critical to encouraging preservation. There are tax credit and grant funding opportunities available. The Community Preservation Act (CPA) Funding has been available in Northborough since 2006 and has played a significant role in funding historic preservation. Other significant funding sources are; the Massachusetts Historical Commission’s *“Survey and Planning Grant Program”* and their *“Preservation Projects Fund”*, along with Preservation Massachusetts *“1772 Foundation Grants”*. The challenge will be to identify and research the many different small grant opportunities. In addition, the restoration of historic properties for housing could qualify for housing based grants while restorations within the downtown district could qualify for downtown revitalization grants.

Reuse of Town-owned Historic Properties – The Town of Northborough owns several historic properties for which reuse options will need to be decided over the next few years. The Historic District Commission will be involved in plans for their reuse. Currently, the Commission has representation on the White Cliffs Reuse Committee. The properties are:

- 167 Main Street: Daniel Wesson’s White Cliffs Mansion, built in the 1880s
- 13 Church Street: the old fire station, built circa 1900
- 63 Main Street: the current Town Hall, which was the Northborough High School, built circa 1924
- 4 West Main Street: a replica of the 1867 Town Hall, rebuilt in the late 1980s
- 11 Pierce Street: the current fire station, built circa 1975, which will be vacant when the new fire station is built
- Boundary Street: open space, consisting of approximately 58 acres
- Westborough State Hospital lands within Northborough: potential purchase of some land for open space use

REFERENCES:

ES-1 *“Town of Northborough MA, 2020 Master Plan”*, prepared by VHB, Watertown MA.

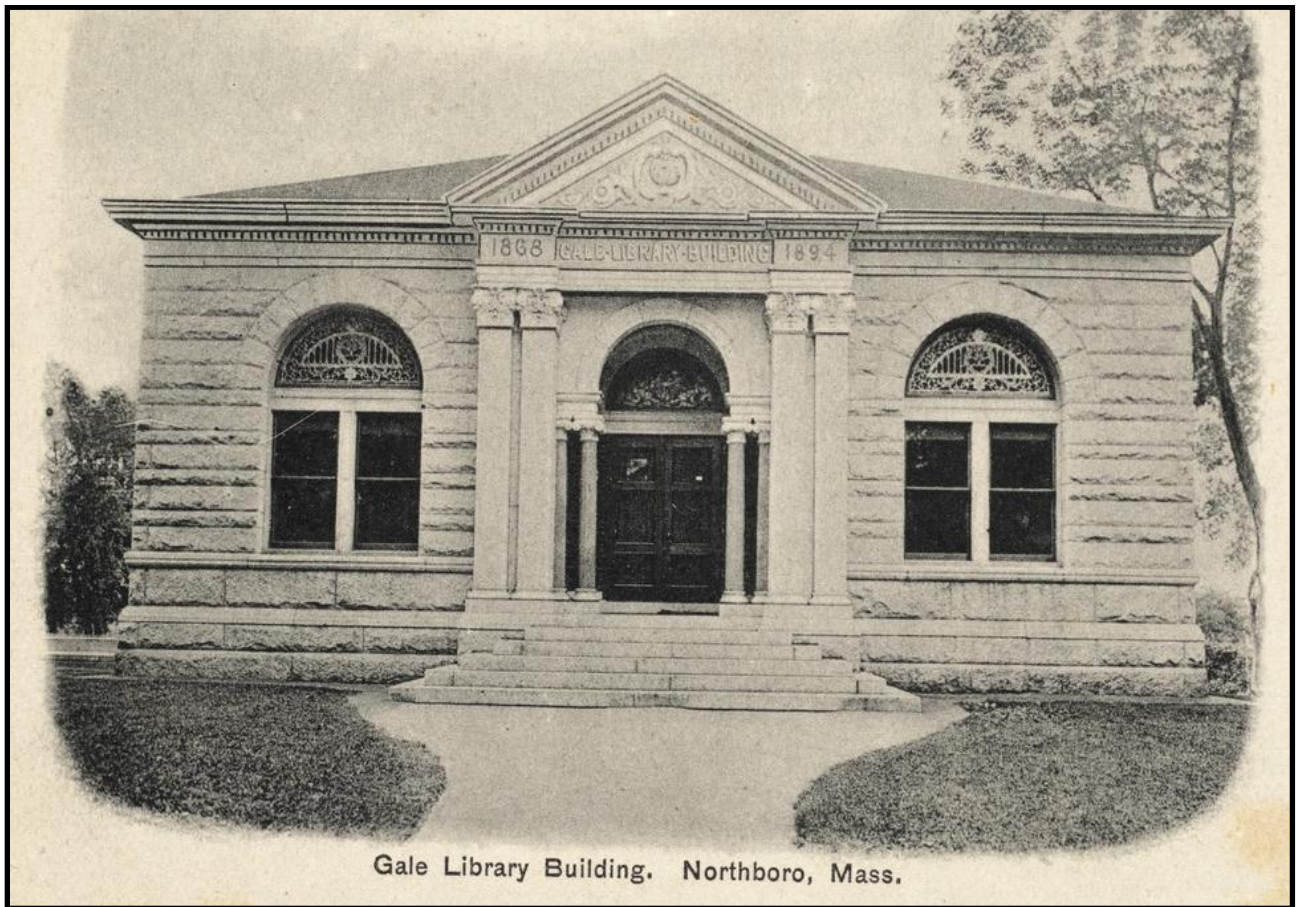
Website: <https://www.town.northborough.ma.us/planning-department/pages/master-plan>

2.4) Top Preservation Priorities

- Prepare a Preservation Plan (this document).
- List the Howard Street Burial Ground and Cemetery on the National Register of Historic Places
- Repair and restore old grave markers in the Howard Street Cemetery.
- Support the town to find a partner for a long term reuse of White Cliffs.
- Work with the Trails Committee to reopen pedestrian access to the Wachusett aqueduct over the Assabet River.
- Have an archeological evaluation conducted of the town.
- Protect downtown Main Street’s historic homes.
- Nominate the Brigham Street Burial Ground and Mary Goodenow Gravesite for listing in the National Register of Historic Places.
- Obtain funding to preserve historic documents.
- Collaborate with the Historical Society and Northborough Schools for programs and projects.
- Expand the Historic Assets Inventory to include properties built between 1910 and 1970.
- Continue to promote Northborough History with historic markers, presentations and articles in local news outlets

Chapter 3

Introduction



**Northborough Free Library
Shortly after Construction in 1894
(Photo courtesy of Digital Commonwealth)**

3.1) Purpose of a Historic Preservation Plan

A plan is the foundation to guide you to reach your project objectives and achieve your ultimate goals. Having a plan is critical to define the full scope of a project, stay focused, set goals and objectives, meet deadlines, and measure success. As defined by the U.S. National Park Service ^(PHP-1), “Preservation Planning is a process that organizes preservation activities (identification, evaluation, registration and treatment of historic properties) in a logical sequence.” The most significant reason for planning is that important historic properties cannot be replaced if they are destroyed.

The Northborough Historical Preservation Plan will establish procedures to identify, and sometimes forestall, the potential irreversible loss of historical heritage as a result of suburban development, such as demolition of historically significant structures and disruption of historical and archeological sites. At the same time, the preservation of significant historical and archeological resources would contribute to historical education and enrichment of civic pride.

REFERENCE:

PHP-1 U.S. National Park Service - *Statewide Historic Preservation Planning*,

LINK: <https://www.nps.gov/subjects/historicpreservationfund/statewide-historic-preservation-planning.htm>

3.2) Historic Preservation in Massachusetts

With this rich history of the Commonwealth and Boroughs region, it is surprising that formal historic preservation efforts did not start until the mid-20th century. Although some historic preservation efforts began in Massachusetts earlier, it was the mid-20th century that marked a distinct change in how the state approached historic preservation. Reacting to individual threats to historic resources was no longer satisfactory. With modern advances such as urban renewal, new highway construction, and suburban development obliterating open spaces, it was clear that statewide preservation planning efforts were needed.

New state legislation was passed in 1963 that established the Massachusetts Historical Commission and encouraged cities and towns to establish their own local historical commissions. From that time onward, historic preservation planning in Massachusetts has been a partnership between the Massachusetts Historical Commission, local governments, nonprofit organizations, state agencies, as well as many other organizations and individuals ^(HPM-1).

The 351 cities and towns of Massachusetts remain at the forefront of historic preservation. The local historical commissions and historic district commissions constitute the bulk of historic preservation planning efforts statewide and are responsible for leading efforts that update and expand historic property surveying, nominate properties to the National Register of Historic Places, educate the public about historic resources, advocate for significant historic resources and establish and/or administer local by-laws and ordinances that protect historic resources ^(HPM-2).

Soon after the establishment of the Massachusetts Historical Commission, the first statewide preservation documents that included policies, goals and recommendations were issued in 1967. To be effective, historic preservation plans should be local. As noted by the latest State Historical Preservation Plan, most Massachusetts cities and towns do not have historic preservation plans and many of the existing plans are out of date ^(HPM-3). This is Northborough’s first Historic Preservation Plan.

REFERENCES:

HPM-1 “*Massachusetts State Historic Preservation Plan 2018-2022*”, Page 1-1, (2018)

HPM-2 “*Massachusetts State Historic Preservation Plan 2018-2022*”, Pages 1-15 to 1-16, (2018)

HPM-3 “*Massachusetts State Historic Preservation Plan 2018-2022*”, Pages 3-16 to 3-17, (2018)

3.3) Historic Preservation Options

Below is an overview of the methods for preserving historic assets. Some methods are weak preservation options (such as individual homes placed on the National Register of Historic Places) while some are very strong (as when properties are protected by Preservation Restrictions). The references in this chapter should be used to find specifics for each preservation option.

Historic Assets Survey – The first step for any preservation effort is to document the historic asset. Documentation is the basis for all preservation options. Guidelines and forms are available on the Massachusetts Historical Commission (MHC) website ^(HPO-01) and on their “Know How #6” brochure ^(HPO-02). Historic assets include; areas, buildings, objects, burial grounds, structures, landscapes and archeological sites. The MHC recommends inventorying assets that are over 50 years old. Documentation can be done by a homeowner or a professional. If the forms are prepared by a professional, photographs are taken from a public way, they use publicly available research information and do not enter onto the property. Once documented, the information is placed into the Massachusetts Cultural Resource Information System (MACRIS) searchable database. In some instances, a town/city may use the MACRIS database as part of a demolition delay by-law. Archeological site information is available only on a need-to-know basis and is not included in the MACRIS database, the Massachusetts Historical Commission should be contacted for access.

National Register of Historic Places – As mentioned on the National Park Service website ^(HPO-03) “The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources”. For an individual home owner, this recognition is primarily a prestigious recognition with limited protection from adverse effects by state or federal funded projects. For income producing properties, there are certain federal and state tax incentives for having a property listed on the National Register. National Register listings can be for individual assets or as districts. Details regarding National Register listing can be found on the National Park Service website ^(HPO-03) and on the Massachusetts Historical Commission website ^(HPO-4)

Demolition Delay By-Laws – As mentioned in the MHC presentation “Demolition Delay Bylaws and Ordinances in Massachusetts” ^(HPO-05), a demolition delay “provides a window of opportunity to protect significant historic resources”. Over 150 cities and towns in Massachusetts have established a demolition delay bylaw or ordinance. The delay is typically 6, 12 or 18 months, but 24 months has also passed at the local level. Most of the demolition delay bylaws and ordinances in Massachusetts are based on the age of the building, such as buildings that are older than 50 years or 75 years.” The Massachusetts Historical Commission should be contacted for guidance on implementing a Demolition Delay By-Law ^(HPO-06).

Local Historic Districts – A strong method for historical protection and preservation is to obtain Local Historic District designations within a community. This is created with a local bylaw or ordinance. Local Historic Districts come under the Historic Districts Act of Massachusetts General Law, Chapter 40C ^(HPO-07) (APPENDIX-B). Local Historic Districts are very different from National Register Historic Districts. Local Historic Districts provide better historical preservation of the view from a public way. A comparison of the two types of historic districts is detailed in the Massachusetts Historical Commission pamphlet “There’s a Difference” ^(HPO-08). Local Historic Districts have three major purposes: to preserve and protect the distinctive architectural characteristics of buildings and places that can be viewed from a public way; to maintain and improve the settings of those buildings and places; to encourage new designs compatible with existing buildings in the district. Any planned exterior modifications that are visible from a public way must be approved by a local historic district commission. Local Historic Districts can also be used for individual properties. Over 100 cities and towns in Massachusetts have already recognized the value of a local historic district and have established one or more local historic

districts in their communities. The Massachusetts Historical Commission has prepared a detailed guide regarding how to obtain a Local Historic District ^(HPO-09).

Historic Preservation Restrictions – A Preservation Restriction (PR) is the best way to protect a historical asset. It is a voluntary legal agreement that protects a significant historic, archaeological, or cultural resource. The PR provides assurance that a historic or culturally significant property's intrinsic values will be preserved through subsequent ownership by restricting the demolition or alteration of its significant historic features. Details for this preservation method can be found in Massachusetts General Law Chapter 184 ^(HPO-10). A Preservation Restriction is filed at the Registry of Deeds and runs with the land. It usually focuses on exterior architectural features, but can also address significant interior spaces.

The heart of a Preservation Restriction is in the Grantor's Covenants, where the owner of the property agrees to maintain the building exterior in good repair consistent with the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" ^(HPO-11). The Grantor's Covenants spell out prohibited activities such as demolition of the building, and describe the review process required if any exterior alterations are considered on the property. Another important part of the Preservation Restriction is the Baseline Documentation which illustrates the property's historic significance and existing conditions through architectural drawings, photographs, historical records, and reports. A Preservation Restriction may be held by a governmental body or charitable corporation or trust capable of acquiring interests in land and whose purposes include historic preservation. There can be significant costs associated with a Preservation Restrictions including; preparation of the documentation, loss of property value and the fee paid to the holder of the restriction for monitoring the property in perpetuity.

Open Space Preservation – Open Space lands within Northborough include lands that were originally farmlands, meadows and wood lots during colonial times. The protection and preservation of Open Space lands comes under several Commonwealth of Massachusetts Laws.

- **Article 97 (XCVII) of the Commonwealth of Massachusetts Constitution** ^(HPO-12) - This Article is "*granting people the right to a clean environment and authorizing the Commonwealth to acquire conservation easements*". It provides permanent protection for certain lands acquired for natural resources purposes. Removing the permanent protection status of such lands is extremely difficult.
- **Massachusetts General Laws Chapter 61, 61A, 61B** ^(HPO-13,14,15) – These laws provide owners with reduced property taxes. Chapter 61 is for forested lands, Chapter 61A for agricultural and horticultural lands and Chapter 61B is for recreational lands. Parcels protected by these laws have limited protection.

3.4) The Planning Process

This Northborough Historical Preservation Plan is based on **Chapter 3, “Natural, Cultural, and Historic Resources”** and **Chapter 9, “Implementation”**, within the recent 2020 Northborough Master Plan (NMP) ^(PRT-1). The Master Plan embraced an extensive and inclusive stakeholder and public engagement process. To facilitate its development, the Town of Northborough established a Master Plan Steering Committee (MPSC) and retained professional planning services from Vanasse-Hangen-Brustlin Inc. (VHB). The MPSC was comprised of fifteen (15) members representing residents and various Town boards. The Historic District Commission had two representatives on the MPSC. All MPSC meetings were open, and significant efforts were made to inform and obtain input from the general public. These outreach efforts included: holding three public meetings with some 120 participants, implementing town-administered communitywide online surveys with a total of 1,152 responses, attending the annual Applefest community-gathering event to obtain public input, and participating in social events put on by the Community Affairs Committee. All stakeholder and public input collected was evaluated and integrated into the development of the Master Plan.

As noted, the Northborough Master Plan is the basis for this Historic Preservation Plan. The Master Plan identified **general goals** and **recommendations** for future historic preservation. Chapter 9 “Implementation” of the NMP contains tables that identify the Historic District Commission (HDC) as either the implementation leader or supporting partner to accomplish the specified goals. This Historic Preservation Plan identifies **specific tasks** and **approximate timelines** for obtaining the desired preservation goals. Drafts of the Historic Preservation plan were reviewed and critiqued by the Massachusetts Historical Commission, the Northborough Historical Society, the Northborough Planning Board and the Northborough Town Planner.

3.5) Preservation Resources and Tools

This Historic Preservation Plan was prepared using guidance and information from:

- Northborough Master Plan - 2020 ^(PRT-1)
- Northborough Community Preservation Plan - 2015 ^(PRT-2)
- Northborough Open Space and Recreation Plan - 2020 ^(PRT-3)
- Northborough Phase-I Historic Resources Survey ^(PRT-4)
- Northborough Phase-II Historic Resources Survey ^(PRT-5)
- Massachusetts State Historic Preservation Plan ^(PRT-6)
- Preservation Massachusetts “Historic Preservation Plan for Cities & Towns” ^(PRT-7)
- Massachusetts Historical Commission - Northborough Reconnaissance Survey Report ^(PRT-8) (APPENDIX-C)
- Massachusetts Historical Commission - Historic & Archaeological Resources of Central Massachusetts ^(PRT-9)
- Massachusetts Historical Commission - Archaeological Resources of Northborough Massachusetts” ^(PRT-10)
- Massachusetts Historical Commission, “Benefits of Historical Preservation” Presentation ^(PRT-11)

REFERENCES:

- PRT-1** “Town of Northborough MA, 2020 Master Plan”, prepared by VHB, Watertown MA.
LINK: <https://www.town.northborough.ma.us/planning-department/pages/master-plan>
- PRT-2** “Town of Northborough Community Preservation Plan - 2016”, prepared by the Central Mass Regional Planning Commission, Worcester MA. LINK: [Town of Northborough Community Preservation Plan2015](https://www.town.northborough.ma.us/community-preservation/pages/northborough-community-preservation-plan-2016)
- PRT-3** “Northborough Open Space and Recreation Plan - 2020 “, prepared by the Town of Northborough Open Space Committee, LINK: <https://www.town.northborough.ma.us/open-space-committee/pages/northborough-open-space-recreation-plan-2020-update>
- PRT-4** “A Community-wide Historic Resources Survey Town of Northborough Massachusetts - 2008”, prepared by Boston Affiliates Inc., Boston MA.
LINK: https://www.town.northborough.ma.us/sites/g/files/vyhlf3571/f/pages/final_report_phase_i.pdf
- PRT-5** “Phase II Historic Properties Survey Town of Northborough, Massachusetts Final Survey Report”, 2009, prepared by Public Archaeology Survey Team, Inc., Stores CT
LINK: https://www.town.northborough.ma.us/sites/g/files/vyhlf3571/f/uploads/final_report_phase_ii.pdf
- PRT-6** “Massachusetts State Historic Preservation Plan 2018–2022”, prepared by the Massachusetts Historical Commission, Boston MA. LINK: [statepresplan20182022webversion.pdf](https://www.mass.gov/info-details/state-historic-preservation-plan-2018-2022)
- PRT-7** “Historic Preservation Plan for Cities and Towns”, available on the Preservation Massachusetts website
LINK: [Historic preservation | Preservation Massachusetts | United States](https://www.preservationmassachusetts.org/historic-preservation-plan-for-cities-and-towns)
- PRT-8** “MHC Reconnaissance Survey Town Report Northborough”, prepared by the Massachusetts Historical Commission (1983) LINK: [nbo.pdf \(state.ma.us\)](https://www.mass.gov/info-details/mhc-reconnaissance-survey-town-report-northborough)
- PRT-9** “Historic & Archaeological Resources of Central Massachusetts”, prepared by the Massachusetts Historical Commission (1983) LINK: [CentralMA.pdf \(state.ma.us\)](https://www.mass.gov/info-details/historic-archaeological-resources-of-central-massachusetts)
- PRT-10** “Archaeological Resources of Northborough Massachusetts”, courtesy of Senior Archaeologist, Massachusetts Historical Commission.
- PRT-11** “Benefits of Historical Preservation”, presented by Christopher C. Skelly, Director of Local Government Programs, Massachusetts Historical Commission, 11/2/2018

Chapter 4

Overview of Northborough History



Paul Revere Bell

**Retrieved from the Ashes of the 1808 Church Destroyed by Fire in 1945
(Photo courtesy of Norm Corbin)**

4.1) Introduction

The history of Northborough is well documented from its early settlement through 1977. Recommended readings on Northborough history are below. The information in this chapter primarily expands on information not previously detailed in earlier publications, and should not be considered as a thorough review of local history. It is organized chronologically; starting with geologic information and ending with the influence of the “Baby Boomer” generation on town growth.

- Rev. Peter Whitney (1793) ^(NH-1)
 - Rev. Whitney’s book contains the earliest published information on Northborough. He gives good insight into the early history when Northborough had a population of only 620. The chapter on Northborough reviews the geography, agriculture, mills and early businesses of the community along with highlighting several notable citizens.
- Rev. Joseph Allen (1826, 1866) ^(NH-2, NH-3)
 - Rev. Allen’s 1826 book is very thorough and covers details from the history of Northborough from when it was part of Marlborough to 1826. The true value of this book is his many references to citizens of the community and their roles in its growth. He also highlights the growth of industry and schools with detailed information on those who served in the French and Indian War on 1754-1763.
 - His short 1866 writing is within Northborough’s Centennial Celebration pamphlet. Much of his writing is about early members of the community. The pamphlet also contains detailed information on Northborough’s 100th year celebration along with many 1866 town statistics.
- Rev. Josiah Kent (1921) ^(NH-4)
 - Rev. Kent’s book is the go to book for Northborough History, especially between 1826 and 1921. It is very well organized. He has chapters covering many topics such as; schools, religious organizations, farming, industry, libraries and the railroad. In particular it has extensive information regarding the Civil War and World War I. This was written for the 150th celebration and contains many details about the celebrations.
- Janice Parmenter (1966) ^(NH-5)
 - Parmenter’s history is published within the Official Program Booklet for Northborough’s 200th celebration. She reviews and adds some additional information to the earlier works of Rev. Allen and Rev. Kent. It contains an expanded section on the interactions with Native Americans along with sections on the Spanish American War and World War II. The booklet also contains information regarding the different 250th events, the participants and town statistics from 1966.
- William Mulligan (1975 and 1977/1981) ^(NH-6, NH-7)
 - Mulligan’s 1975 Pamphlet is focused on Northborough during the American Revolution. It contains much information regarding; the lead up to war, the war participants, the effect on the local economy and the issue of loyalist.
 - His 1977/1981 book was written to coincide with the American Revolution 200th Commemoration. Although he includes information between the early settlement and Northborough’s 150th celebration, it is his new information between World War I up to 1975 that is of primary interest. Topics such as; the Great Depression, World War II, and the effects of the rapid “baby Boom” population growth on the town are addressed.
- Massachusetts Historical Commission - *Reconnaissance Survey* (1983) **(APPENDIX F)** ^(NH-8)
 - This report contains a historic overview of Northborough divided into seven time periods: Contact (1500–1620), Plantation (1620–1675), Colonial (1675–1775), Federal (1775–1830), Early Industrial (1830-1870), Late Industrial (1870–1915), and Early Modern (1915–1940/55). Each report includes observations that evaluate the town’s major transportation routes, existing historic properties, and settlement patterns.

- In addition the Northborough Historical Society has many books and pamphlets written by their members (see Chapter 5.2 of this document for a partial list)

REFERENCES:

- NH-1** *“The History of the County of Worcester in the Commonwealth Massachusetts”*, Rev Peter Whitney (1793)
- NH-2** *“Topographical and Historical Sketches of the Town of Northborough, with the Early History of Marlborough, in the Commonwealth of Massachusetts”*, Rev. Joseph Allen, Worcester Magazine, W. Lincoln & C.C. Baldwin Worcester (1826)
- NH-3** *“The Centennial Celebration of the Town of Northborough”*, Pages 5-14, Rev Joseph Allen (1866)
- NH-4** *“Northborough History”*, Rev. Josiah Coleman Kent, Newton, Mass. Garden City Press (1921)
- NH-5** *“A Record of 200 Years of Activities in Northborough Mass.”*, Janice Parmenter, as part of the Two Hundredth Anniversary, Town of Northborough 1766-1966 Official Program
- NH-6** *“Northborough: A Town and its People, 1638-1975”*, William H. Mulligan Jr., Northborough American Revolution Bicentennial Commission (1977/1981)
- NH-7** *“Northborough During the American Revolution”*, William H. Mulligan Jr., Northborough American Revolution Bicentennial Commission (1975)
- NH-8** *“Reconnaissance Survey Town Report – Northborough”*, Massachusetts Historical Commission (1983)

4.2) Geology and Geography of Northborough

Although components of the geography and geology of Northborough are summarized in other planning documents ^(GG-1, GG-2, GG-3), this chapter provides an additional review of geography and geology related to historical growth. The various geographical factors that have influenced the growth and development of Northborough include the presence of water resources, fertile agricultural land, access to nearby roadways, and a central location near the major industrial cities of Worcester, Boston and Providence. This chapter will discuss several of these components. Surficial geology in Northborough is described by the United States Geological Survey (USGS) as part of the Shrewsbury and Marlborough quadrangles ^(GG-4, GG-5).

Geology – The bedrock in Northborough is comprised of both metamorphic and igneous crystalline rocks ^(GG-6, GG-7, GG-8). Rocks have been identified by various investigators as part of the Nashoba Formation. The Nashoba Formation is predominately comprised of a gray to dark grey metamorphic rock called gneiss. Schist, amphibolite, peridotite, diorite and granite are also present to a lesser extent. Although the crystalline bedrock is considered a hard rock, the upper several hundred feet of the rock is fractured, likely due to the enormous weight of the ice and the rebound of the rock as the glacier receded. In addition, faultlines, including the Spencer Brook Fault and the Assabet River Fault, have been identified in the bedrock ^(GG-6). Thus, subsurface water in the fractured bedrock provides an important source of water for domestic potable water, irrigation and geothermal uses. Nearly 67 percent of all wells drilled in Northborough are bedrock wells that provide domestic potable water for residential homes. Approximately 14 percent are used for irrigation with the remaining used for geothermal or industrial purposes. Generally, wells drilled into bedrock for these purposes are deep, extending hundreds of feet down with some extending to 1,450 feet below ground surface (bgs) ^(GG-9).

The surficial geology above bedrock in the town shows the following four predominant soil groups: glacial till, stratified drift, post-glacial floodplain and swamp deposits ^(GG-4, GG-5). The largest geological soil group is glacial till found throughout the area. Glacial till is a dense, unsorted, unstratified material comprised of cobbles, gravel, sand and silt with smaller amounts of clay. Generally, glacial till does not yield large amounts of water.

Stratified drift are well-sorted to poorly-sorted layers of sand and gravel deposited by glacial meltwater. These layers of sand and gravel fill bedrock valleys and provide flat ground surfaces between the drumlin hills. These deposits can yield large amounts of water. Contiguous areas of stratified drift, consisting of coarse sands and gravels, extend from the north near the border with Berlin, through the center of Northborough, to the south with the border with Westborough. These areas are generally flat and follow the paths of rivers. At one point, the Town of Northborough provided public water from wells drilled in this coarse geological material ^(GG-9). These wells have since been abandoned and town-supplied potable water is provided by the Massachusetts Water Resource Authority (MWRA) from surface water reservoirs.

Post glacial deposits include flood-plain alluvium and swamp deposits and comprise a small portion of the area surrounding Northborough. Flood-plain alluvium deposits include stratified and well sorted to poorly sorted sand, gravel and silt beneath the flood plains of modern streams. Generally, these deposits are thin, less than five feet thick, and are found in low-lying areas adjacent to streams and swamps. Swamp deposits comprise organic muck and peat and contain minor amounts of sand, silt and clay. These materials are thin, less than ten feet thick, and are found adjacent to streams within swamps and wetlands. These deposits do not yield water and represent an insignificant portion of surficial geological deposits in Northborough.

More than 807 well logs have been reviewed for geological information for Northborough ^(GG-9). Although the greatest depth to bedrock was 445 feet below ground surface (bgs), only 56 out of the total of 807 (7 percent) well logs indicate that the depth to bedrock was greater than 100 feet bgs. The thickness of the surficial geological material above bedrock ranges from zero to 282 feet bgs. Although some thicker areas are present near buried bedrock valleys, in general thickness is less than 50 feet bgs.

Topography– The topographical layout of Northborough has been greatly influenced by glaciation. Glacial striations can be seen in bedrock. These deep scratches show the direction of the glacier’s path as it scoured its way through the area. The last glaciation period, the Wisconsinan, ended approximately 12,000 years ago and was responsible for many of the distinctive land features found throughout the town. Rolling hills are present throughout the town. These hills are, in general, more numerous and higher in elevation in the western half of the town than the eastern half. These rolling hills represent one of the more significant glacial features in town - drumlins. Drumlins are glacially derived oval-shaped small hills, composed of glacial till. These distinctive small hills were formed beneath the ice sheet as the ice advanced and are aligned with the direction of ice movement. In Northborough, the alignment is generally in a NNW to SSE direction, although some variations exist. Several of these hills have been identified as drumlins and include: Fay Hill, Tomblin Hill, Rock Hill, Assabet Hill, Edmond Hill, Ghost Hill, Bartlett Hill, Stirrup Hill, Cedar Hill and Walnut Hill. Drumlins and other hills comprise nearly 80 percent of the Northborough land area and increase the elevation of the surrounding land by approximately 150 feet to 200 feet. Topographical elevations in Northborough vary from a low of 250 feet above sea level to a high of 715 feet at the top of Mount Pisgah. Looking east on a clear day, the Boston skyscrapers can be seen (Figure GG-1) from Mount Pisgah.

Historical properties in Northborough, many located at or near the center of the town, are situated in the flatter topographic areas of the Town between these drumlin hills. However, as time progressed, buildable areas associated with these hills were developed, since the slopes were not steep.

Agricultural Soil – The chapter “Environmental Inventory & Analysis - Geology, Soils, and Topography” in the 2020 Open Space & Recreation Plan ^(GG-1) has a very detailed review of Northborough soils and their locations. Approximately 75 percent of the town's soils are capable of supporting agriculture ^(GG-1). Mulligan ^(GG-10) reviews the importance of the farming community during the late 1800s in Northborough. Essentially everyone was a farmer, either as a full-time occupation or as second means of income. Farming included orchards, vegetables, hayfields and dairy. Northborough was predominately an agricultural community up until the 1940s. Today Northborough still has several large farms including: Tougas Family Farm Orchard, Davidian’s Farm, Berberian’s Farm and Yellick’s Farm for vegetables, Ellsworth Tree Farm for Christmas trees, and Bigelow Nurseries & Garden Center. The 2020 Open Space & Recreation Plan includes a “Soils and Geologic Features” map that identifies “*Prime Farmland Soils*”. Sections of that map are shown in [Figures GG-2 to GG-4](#). It is important to recognize that many of these prime farmlands are now residential developments. [Figure GG-2](#) is the index from the map; areas with the red dots are identified as prime farmlands. [Figure GG-3](#) is of the area that includes the Northgate and Indian Meadows residential developments. Prior to the Northgate development in the 1950s it was a large farm owned by Lawrence E. Ellsworth in the 1930s ^(GG-11). The Indian Meadows residential development was started in the early 1980s; prior to development, it was part of a golf course. [Figure GG-4](#) is of the area along Route 20 near the Marlborough line. This area was set aside in 1662 by the settlers of the Marlborough Plantation as the “Great Meadow Cow Common”. It was also the site in 1707 where Mary Goodenow was slain by Native Americans from Canada when she was picking herbs in the nearby meadow. The Stirrup Brook Dairy Farm with hayfields to support their milking cows existed until 1976 ^(GG-12).

Water Resources – Northborough lies entirely within the Sudbury Assabet Concord (SuAsCo) Rivers Watershed. The majority of the town’s water drains into the Assabet River with a small portion located in the southeast corner of town draining into the Sudbury River Basin ^(GG-1). Along with the Assabet River, Northborough has many brooks within its boundaries. They include the following: Howard Brook, North Brook, Coolidge Brook, Stirrup Brook, Cold Harbor Brook, Hop Brook, Bummet Brook, Barefoot Brook and Smith Brook. As will be noted below, some of these brooks were used to provide drinking water or water power within the town.

The town has several natural surface water features including: Solomon Pond, Little Chauncy Pond, Little Crane Swamp and Crane Swamp. Other surface water features were formed by damming brooks and rivers. The Master Plan noted there are 16 dams in Northborough ^(GG-13). Dams are used for flood control, reservoirs and water power. The flood control dams are at Hop Brook, Cold Harbor Brook and Barefoot Brook ^(GG-14). The dams at Bartlett Pond and one in Shrewsbury were used to form reservoirs. Bartlett Pond was enlarged in the late 1880’s by Daniel Wesson to provide for indoor plumbing and fountains at his summer mansion, White Cliffs. The Northborough Reservoir and dam are within Shrewsbury at the Northborough-Boylston line. It is fed by the Rawson Hill Brook. The dam was installed in 1882 to provide water to Northborough residents. Although no longer in use as a water source, it remains a beautiful natural area. [Figure GG -5](#) is a photo of the Northborough Reservoir dam.

The Assabet River and several of the brooks were dammed to provide water power to small mills. These mills were important for the early industrial growth of Northborough. The Assabet still has two dams that were previously used for water power. The dam near the Allen Street crossing was used to power mills in the Woodside section of Northborough. The old mill still remains and has been converted to an apartment complex. [Figure GG-6](#) is the historic marker located near the mill and dam. The other large dam is near where the river crosses Main Street. This section of town was called Assabetville ^(GG-15) and was an area of small manufacturing establishments for many years on both sides of Main Street.

Rev. Kent ^(GG-16) reviews many of the mills and their uses. There are several old mill ponds still remaining. The area with the largest concentration of mills in the 1800s was along Cold Harbor Brook and Howard Brook just off the center of town as they flow toward the Assabet River. The first mill in Northborough was built by John Brigham, Northborough’s first European settler, on Howard Brook. [Figure GG-7](#) is a map showing where the dams were along Howard and Cold Harbor

Brooks. Two of the marked dams no longer exist, one was on the north side of Whitney Street and formed Bush Pond and the other was on the north side of Hudson Street and formed Wallace Pond. Hop Brook boasts one of the few continuously-occupied mills in the state. The mill is currently Armeno Coffee Roasters at 75 Otis Street and was shown on an 1830 map as "Dr. Ball's Mill", just below Smith Pond which is fed by Bummet and Hop brooks ^(GG-17).

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Figure GG-1 Boston Skyline as seen from Mount Pisgah
(Photo courtesy of Forest Lyford, Taken December 2015)

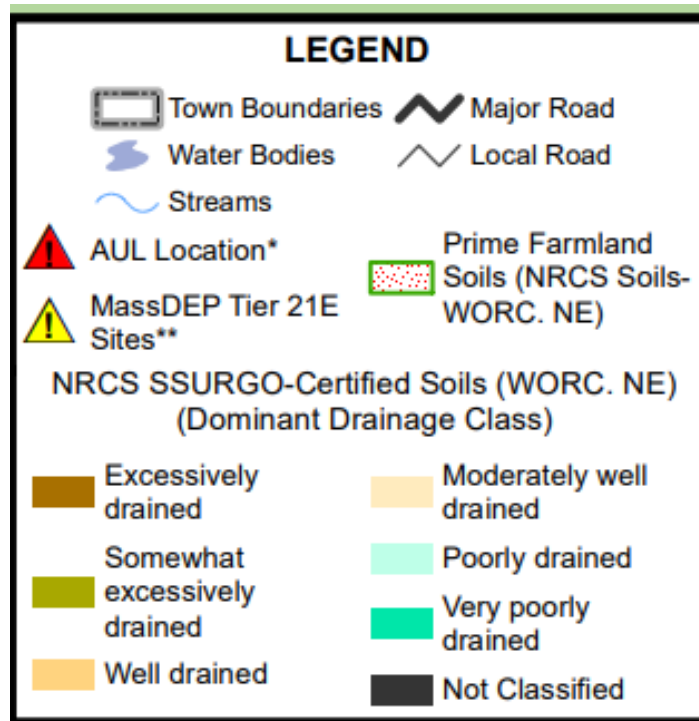


Figure GG-2 Legend for Soils and Geologic Features Maps ^(GG-1)

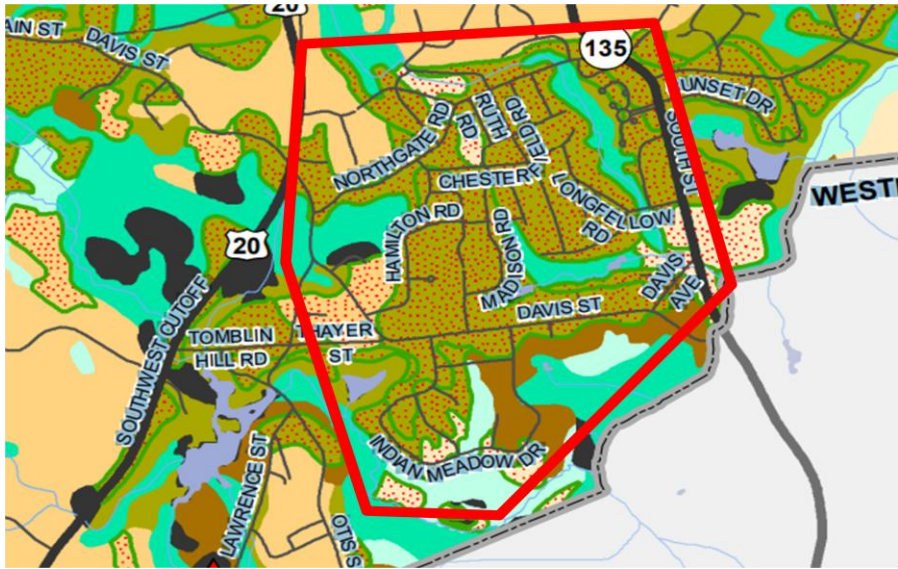


Figure GG-3 Northgate and Indian Meadows Residential Areas that were once Farmlands are within the Red Shape

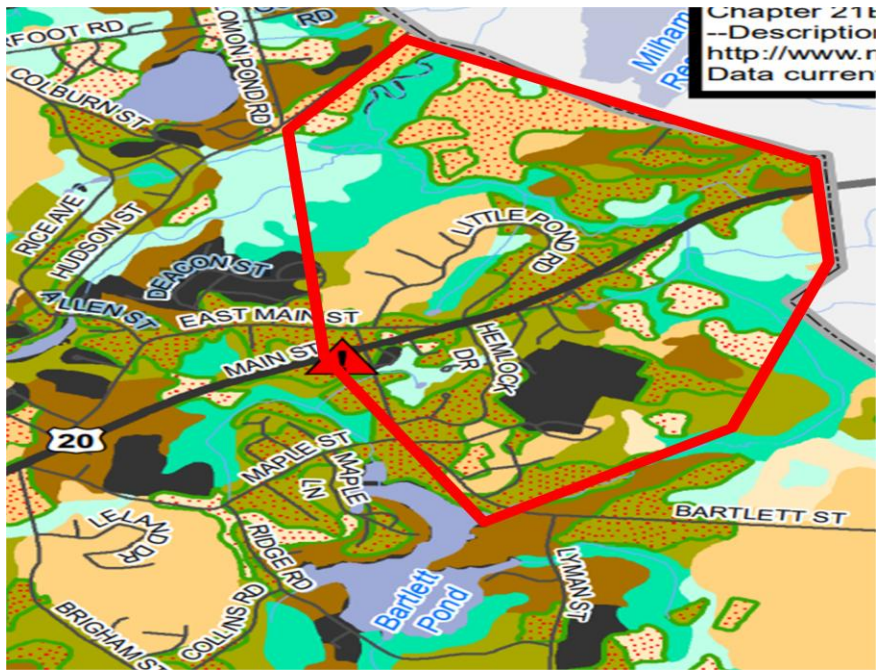


Figure GG-4 An area along Route 20 near the Marlborough Line within the Red Shape, is still Primarily Meadow and Farmland



Figure GG-5 Dam for the Northborough Reservoir in Shrewsbury (Photo courtesy of Norm Corbin)

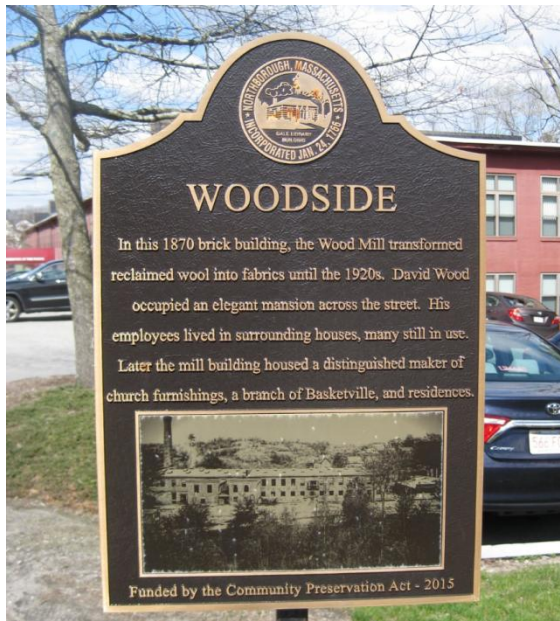


Figure GG-6 Woodside Mill Historical Marker (Photo courtesy of Lois Smith)

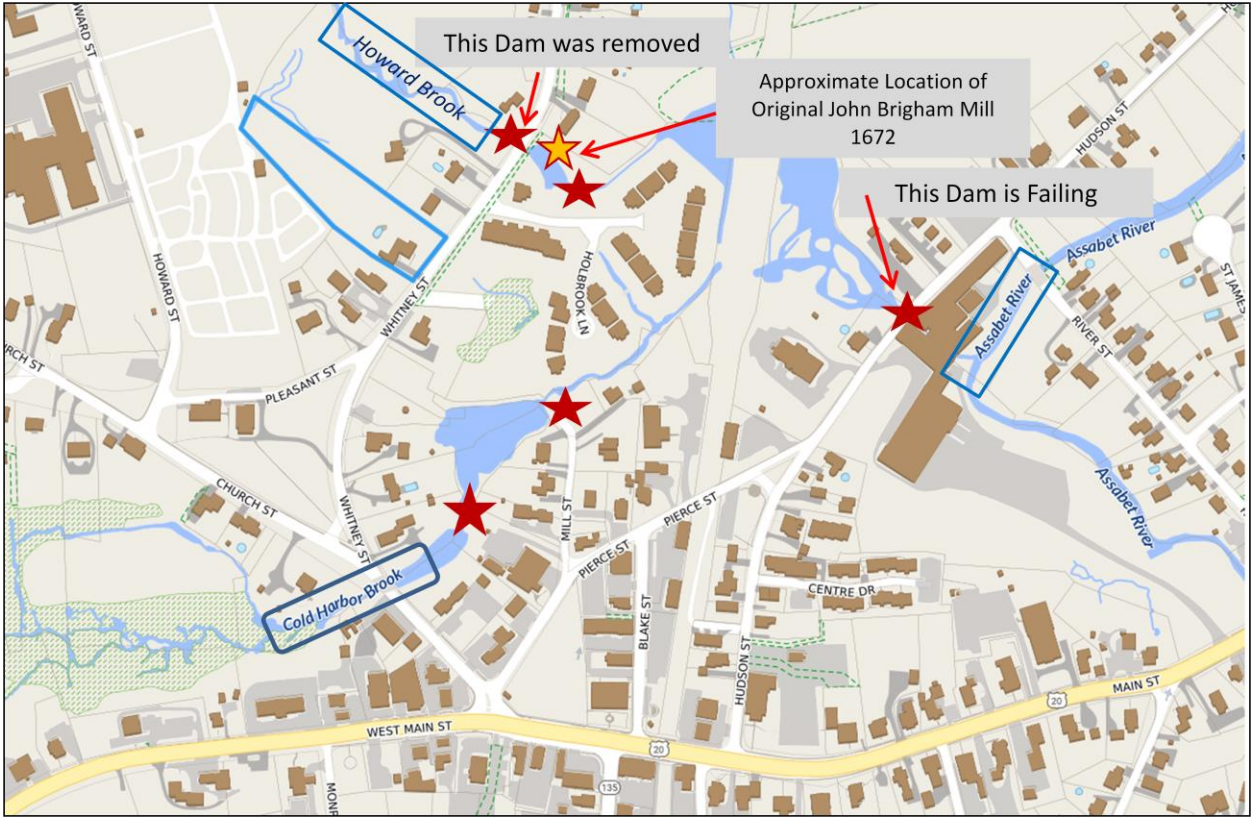


FIGURE GG-7 The location of Five Old Dams along Howard and Cold Harbor Brooks near the Assabet River are Marked with Red Stars. Three Dams still remain. The location of John Brigham’s original Mill Site is marked with a Yellow Star.

4.3) Northborough Archaeology and Native Americans

Archaeological findings in Northborough and adjacent communities reveal the presence of indigenous peoples, mammals and vegetation from past millennia. The Massachusetts Historical Commission (MHC) maintains a statewide database on prehistoric archaeological sites. Twenty sites have been documented in Northborough. Most of these sites contain only a few artifacts like arrowheads, several others are much more substantial. The database is available only on a need-to-know basis in order to protect and preserve the sites. Those who wish to know more must request access from the state archeologist at the Massachusetts Historical Commission.

Paleo Time Period – The glaciers from the last ice age in New England retreated some 14,000 years ago ^(NA-1). This started the Paleo Time Period in New England that lasted until about 10,000 years ago. Paleo-Indians were the first migrants to enter New England. These first people were hunter-gatherers who relied on now-extinct animals (such as mastodon, giant beaver and ground sloth) for the meat portion of their diet ^(NA-2).

One fascinating site in Northborough that can be traced to this time period is the discovery of mastodon (*Mammuth Americanum*) remains on November 17, 1884 ^(NA-3). They were discovered buried in a meadow on the farm of William U. Maynard. The remains included fragments of bone, several teeth and portions of tusks. A recent 2021 evaluation of a tusk fragment determined it to be from approximately 13,200 years ago ^(NA-4). Mastodons became extinct about 11,000 years ago. In a communication with Dr. Robert S. Feranec about his Mastodon article ^(NA-5), he noted that the environment in the area of Northborough some 13,000 years ago would be similar to today's boreal forest. Boreal forests exist today in regions of the northern hemisphere with cold temperatures and are made up mostly of cold tolerant coniferous species such as spruce and fir ^(NA-6). Remnants of the mastodon are on display in the museum of the Northborough Historical Society and at the EcoTarium in Worcester Massachusetts.

One year after the initial discovery, digging continued at the site to look for additional mastodon remains. On October 12, 1885, a human skull and lower jaw bone were discovered some six feet away from the mastodon findings. **Figure NA-1** was taken in 1885 at the excavation site. The initial evaluation by Dr. Putnam in 1886 came to the conclusion that it belonged to a female Native American and that it was unrelated to the mastodon discovery ^(NA-3). However, a recent evaluation of the skull by Dr. Robert Feranec and reported in 2021, was less definitive ^(NA-4). It was recommended by Dr. Feranec that radiocarbon dating and DNA testing of the skull should be conducted to determine age and ethnicity ^(NA-5). A recent communication with Prof. Richard Bailey ^(NA-7), a paleontologist at Northeastern University, noted that if the skull can be associated with the mastodon date, "it might represent the earliest record of humans in Massachusetts and perhaps New England".

Archaic Time Period – The Archaic Time Period followed the Paleo Time Period and lasted from about 10,000 to 3,000 years ago. The natives during this period were fishermen, hunters and gatherers ^(NA-1). Early during this period, natives traveled in small isolated groups. Later during this period, they tended to meet up with other groups to form a village, usually in the spring. A late archaic period camp site called the "Old Stony Brook Site" ^(NA-8) has been identified in Northborough on the Marlborough line. The site no longer exists as it was demolished with the expansion of the MWRA (Massachusetts Water Resources Authority) Walnut Hill Water Treatment Facility. Full documentation was carried out at the site in 2001 prior to its destruction. Many artifacts were found and the site may have been a small hunting camp. It was estimated to be around 3,500 to 4,500 years old. Other Northborough sites also contain artifacts from this time period and the Northborough Historical Society has many artifacts in their collection. There is also a significant archaic site located nearby in Westborough. It is the "Charlestown Meadows Site" ^(NA-9) located near the headwaters of the Assabet River. Radiocarbon dating of artifacts from this site range from 4,290 to 5,223 years ago.

Woodland Period – The Woodland Period followed the Archaic Period. The Woodland period took place roughly 3000 to about 500 years ago. The natives during this time were farmers, hunting with bow and arrow and cooking in pottery ^(NA-1). The later part of this period saw the rise of the historic tribes that were encountered by the first European settlers ^(NA-2). Woodland artifacts have been found at several Northborough sites. Some of the artifacts are in the Northborough Historical Society collection. There is a very significant Woodland site located about 3 miles from the Northborough town line. It is the “Cedar Swamp Archaeological District” ^(NA-10) which is near the headwaters of the Sudbury River along the Westborough-Hopkinton town line. The Cedar Swamp site has extensive evidence of stone tool-making and was most likely a hunter’s camp. Artifacts were dated from 2,655 to 390 years ago. Evidence shows that Nipmuc natives hunted and fished near Cedar Swamp as part of their seasonal migrations during this time period.

Contact Period – The contact period begins when Europeans started interacting with the local indigenous peoples. This started in earnest in Massachusetts with the arrival of the Pilgrims in 1620. When the Europeans started settlements in the Northborough area, Northborough lands were at the eastern end of the Nipmuc tribal lands and at the southern end of the Pennacook Federation tribal lands.

The MHC Reconnaissance Report on Northborough (Appendix C) notes that the early Nipmucs were most likely using Northborough’s fresh water resources for fishing. With the many arrowhead artifacts found in town, especially near Stirrup Brook, it is clear that Northborough lands were used for hunting. When the first colonist arrived to settle the Marlborough Plantation, there was a Native American camp near current day Marlborough center called “Okommakamesit”. There is no evidence of camps or settlements within current day Northborough’s lands when the colonist arrived.

The Indigenous people had developed extensive trail networks. In Harral Ayers book “The Great Trail of New England” ^(NA-11), and the Massachusetts Historical Commission’s report ^(NA-12) several native trails passed through Northborough. One followed current Route 20 into Shrewsbury and the other passed through the southeast corner of town. The trail crossing the southeast corner is well documented by Ayers ^(NA-11). It was a loop trail that was part of the “Old Connecticut Path” trail system. The main Old Connecticut Path started near current day Boston and travelled southwest to the Connecticut River near current day Hartford. This main trail ran just south of Northborough through Westborough. The loop trail left the main path near current day Sudbury and then traveled through the lands of Marlborough, Northborough and Westborough (during that time, Northborough and Westborough lands were within Marlborough) until it rejoined the main path in current day Grafton ^(NA-12). Locally, the trail left Marlborough center, traveled along the southern shore of Lake Williams, then southwest passing near a Native American burial site ^(NA-13) and entering Northborough at Rock Hill¹. After going over Rock Hill, it traversed part of the old Westborough State Hospital property and exited Northborough between Little Chauncy Pond and Lake Chauncy on its way to Grafton ^(NA-14). A historic marker for this trail is shown in Figure NA-2. The marker is located at the intersection of Bartlett Street and the Wachusett Aqueduct not far from the intersection of Bartlett and Cedar Hill streets.

This loop trail was important to the early natives as it connected the Native American village Okommakamesit² near present day Marlborough center to Hassanamesit³, the royal seat of the Nipmuc Nation in present-day Grafton. The initial settlers of the Marlborough Plantation likely used this trail in 1656 as they migrated west from the Sudbury Plantation which was settled in 1638. When the Marlborough settlers arrived, the Okommakamesit natives already had a planting field on land that was granted to them by the General Court in Boston in 1643, some 13 years before the Marlborough grant. This particular trail was likely used by Reverend John Eliot as he was converting and visiting the praying towns of

¹ Rock Hill is the current location of the Amazon and FedEx distribution centers on Bartlett Street in Northborough

² The natives at Okommakamesit were affiliated with the Pennacook Federation of tribes

³ The natives at Hassanamesit were affiliated with the Nipmuc tribe

Okommakamesit and Hassanamesit between 1646 and 1675 ^(NA-15). During King Philip's War hostilities of 1675-1678, it was an important route for New England colonial militias and Native warriors as they battled each other.

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Figure NA-1 Northborough Mastodon and Human Skull Site 1886
(Courtesy of the Northborough Historical Society)



Figure NA-2, Old Native American Trail Marker (Photo courtesy of Norm Corbin)

4.4) Early Northborough Colonial History – Some Highlights

Early Settlement – Northborough, Southborough, Hudson, Marlborough and Westborough were initially located within the original Marlborough Plantation grant (See Figure EN-1). Chapter 4.5 of this document reviews the process of Northborough transitioning from part of the Marlborough Plantation in 1656 to an independent town in 1775. As early as 1662, Cold Harbor Meadow, in what is now Northborough was surveyed^(EN-1). According to tradition, these lands were first occupied by haymakers using temporary shelters^(EN-2). The first land grants within Northborough were in 1672 to John Brigham, Samuel Goodenow and John Rediet^(EN-1). John Brigham was the first to settle in the area. He was known to be a pioneer, explorer, surveyor, farmer, miller, doctor and speculator^(EN-2). His 250 acre Licor Meadow Plain grant was given to him by the Massachusetts General Court in 1672 to compensate him for services as a surveyor of lands^(EN-1). The original land would have included the level plain containing Howard Brook and Cold Harbor Brook starting near today's First Parish Northborough Unitarian Universalist Meeting House. John Brigham built his mill on Howard Brook near where it crosses Whitney Street. A historic marker highlights the location (Figure EN-2). His home was near the intersection of today's Pleasant Street and Church Street not far from the Unitarian Church.

Mary Goodenow – There are several spellings for Goodenow. One common misspelling is Goodnow. The Goodenow spelling will be used throughout this document. From 1702 to 1713 Queen Anne's War was fought between the French and English in Europe^(EN-3). The war started when the King of Spain died and there was no clear succession to the Spanish throne. England had one preference, France another. As part of this war, the French wanted to expand their territories in North America so they encouraged their Native American allies to form raiding parties and harass the British Colonists. This resulted in raids into the local vicinity including; Lancaster in October of 1705 and the Marlborough Plantation in August of 1704 and August of 1707. As part of the August 1707 raid, twenty Native Americans from French territories in Canada attacked Miss Mary Goodenow and Mrs. Gershom Fay as they were gathering herbs near Stirrup Brook on land currently within Northborough. Mrs. Fay was able to flee to the protection of the nearby garrison house but Miss Mary Goodenow, who was lame, was unable to escape. Her body was found nearby and buried where it lay in the woods. There is a very detailed review of the raid and subsequent battles by Rev. Kent^(EN-2). It is interesting to note that Mary's death resulted from the Spanish not having a clear succession to their throne. In 1889, the Town of Northborough erected a monument at Mary's burial site (Figure EN-3). The site was recognized in 1930 as part of the Massachusetts Bay Colony Tercentenary Commissions Historical Markers Project (Figure EN-4). In 1907, the Northborough Historical Society installed a marker for the garrison house to commemorate the 200th anniversary of Mary's death (Figure EN-5).

Boston Post Road – The Old Boston Post Road was an early colonial road that connected Boston and New York City. This road was a major transportation route on which much history traveled through Northborough. In 1673, the first post rider used it to carry mail between the two cities. In 1753, then Deputy Postmaster Benjamin Franklin traveled the road to standardize postal rates based on distance. He had stone markers placed at mile points along the route^(EN-4). One of these milestone markers is located in Northborough along what is now East Main Street (Figure EN-6). In 1783, the Boston Post Road carried America's first long-distance stagecoach service from New York to Boston^(EN-4). A plaque identifying the George Washington Memorial Highway was installed in 1932 (Figure EN-7) to commemorate George Washington's 200th birthday. Washington travelled this road in 1775 and again in 1789. In 1775, he was en route to Cambridge to take command of the Continental Army. On October 23, 1789, newly elected President Washington passed through Northborough on his way to Boston^(EN-5) as part of his New England tour. In January of 1776, General Henry Knox's troops transported cannons and other artillery from Fort Ticonderoga to Boston^(EN-6). Their route brought them through Northborough where a memorial marker (Figure EN-8) is located in front of Town Hall. The installations of the cannons on Dorchester Heights led to the March 17th evacuation of Boston by the British troops and Loyalists. In 1925, the federal government asked Massachusetts to designate its principal travel routes. The Massachusetts Public Works Chief picked the Boston Post Road as U.S. Route 20^(EN-7). In the early 1930's, Route 20 was straightened to remove many of the twists and

turns of the Old Boston Post Road through Northborough. East Main Street and West Main Street toward Shrewsbury were part of the original Post Road. Today Route 20 is the longest road in the country, extending 3,365 miles from Boston to Newport, Oregon ^(EN-7).

Militias and the Colonial Wars – The New England colonialists constantly worried about skirmishes and wars; as a result, they needed well-trained militias for protection. The English colony militias included able-bodied men from 16 to 60 ^(EN-3). Their training site in Northborough was located at the intersection of current day Church and Pleasant streets near the Unitarian Church. It was used for training both militia and Minuteman members. Minutemen were hand-picked from the militia; they were an elite force that could be rapidly deployed to war threats. A historic marker was installed near the training site in 1975 (Figure EN-9).

After King Philips War (1675-1678) with the local Native Americans, new battles and skirmishes were fought throughout New England related to conflicts in Europe between France, England and Spain. They were, King Williams War (1689-1697), Queen Anne’s War (1702-1713), King George’s War (1744-48) and the French and Indian War (also called the seven years war) (1755-1762) ^(EN-3). All these wars required militia forces from the different colonies. Battles and skirmishes were fought throughout New England, pitting the French against the British. Both enlisted the use of formally trained military, local militias and Native Americans. Queen Anne’s War was of a global nature involving several European nations along with their holdings in the West Indies and North America. As previously mentioned, one skirmish resulted in the death of Mary Goodenow. During the French and Indian War, Northborough furnished men for several expeditions to fight the French along Lake Champlain and the Canadian maritime. In his book, Rev. Allen ^(EN-1) identifies the Northborough men who fought in this war and their roles while serving. Eber Eager and Samuel Stone perished during their service.

Revolutionary War and Loyalist – Most of the information mentioned below is from Mulligan’s pamphlet “Northborough During the American Revolution” ^(EN-8). Northborough was an early proponent of independence from England. Their minister, Rev. Peter Whitney, was an outspoken supporter of the colonial cause as revealed in his published sermons in 1774 and 1776. Rev. Whitney was also acquainted with the Founding Fathers John Hancock and John Adams ^(EN-9). In October of 1774, Northborough voted to purchase gun powder, lead and flints as they started military preparations. In March of 1775, they started making tax payments to the Provisional Congress rather than the royal treasurer for Massachusetts. In April, 1775, immediately upon news of the battles of Lexington and Concord, Captain Samuel Wood led a company of Northborough Minutemen to help surround the British in Boston. Prior to leaving, the Minutemen gathered at Capt. Wood’s home at 97 Main Street for a prayer from Rev. Whitney for their “safety and success”. A plaque commemorating this gathering is located on Captain Wood’s home on Main Street (Figure EN-10). A list of Captain Wood’s minutemen is given in Figure EN-11 ^(EN-8). On June 3, 1776, the town formally stated it was in favor of independence; this was one month before the Declaration of Independence. In addition to the Minutemen serving in the war, Northborough also provided militia members and eventually Continental Army soldiers for the war effort. Over one hundred Northborough residents fought, and some died, in all major actions in the North. In addition to raising troops, Northborough residents supplied funding for clothing and food for the troops.

Northborough had Loyalists among its population; Loyalist did not in support of the revolution. In 1777, the General Court of Massachusetts required every town to identify “any person who was considered inimical to the cause of the United States”. The list of loyalists in Northborough included: Thomas Billings, Sylvanus Billings, Miriam Eager, John Eager, James Eager, John Taylor, Ebenezer Cutler and Michael Martyn (the son of Rev. Martyn, the first minister of Northborough). Several were disarmed and confined to their farms, some banished from the state and some had their estates confiscated and auctioned off. In particular, John Taylor, who was the wealthiest man in town in 1777, due to his ownership of property, no longer held property 1783. In another example, Sylvanus Billings confessed in 1781 “... that he has been

backward and unfriendly in not defending this Country against the British power". With that confession he was fully accepted back into the Northborough community.

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- EN-6 Website: www.massmoments.org/moment-details/henry-knox-brings-cannon-to-boston.html
- EN-7 Website: [The Historic US Route 20 Association - The Historic US Route 20 Association \(historicus20.com\)](http://TheHistoricUSRoute20Association-TheHistoricUSRoute20Association(historicus20.com))
- EN-8 *"Northborough During the American Revolution"*, William H. Mulligan Jr., Northborough American Revolution Bicentennial Commission, Available at the Northborough Historical Society (1975)
- EN-9 *"Final Report The Peter Whitney Parsonage Single Building Historic District Study"*, Northborough, Massachusetts , April 24, 2014

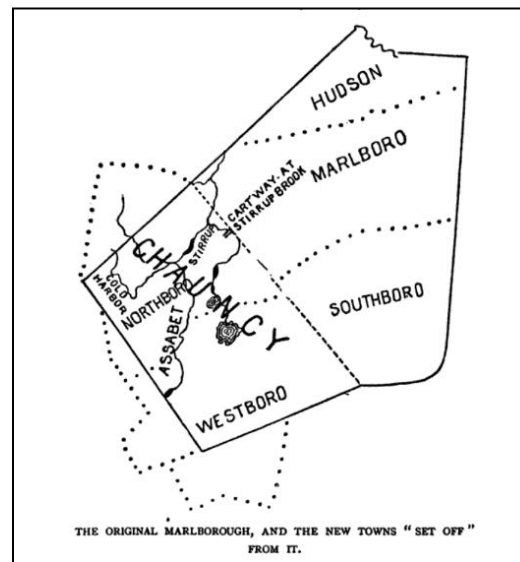


Figure EN-1, Original Marlborough Plantation with Modern Town Overlay
(from *The History of Westborough*, by Heman DeForest 1891)



Figure EN-2, John Brigham Mill Site Historic Marker at the crossing of Howard Brook and Whitney Street
(Photo courtesy Norm Corbin)



Figure EN-3, Mary Goodnow Grave Marker off Route 20, it reads;
*“In Memory of Mary Goodnow who was killed by Indians on this spot August 18, 1707,
Erected by the Town of Northborough 1889”*
(Photo courtesy Norm Corbin)



Figure EN-4, Mary Goodnow Grave Tercentenary Marker on Route 20
(Photo courtesy Norm Corbin)



Figure EN-5, Garrison House Marker on Route 20
(Photo courtesy Norm Corbin)



Figure EN-6 Boston Post Road Marker on East Main Street
(Photo courtesy Norm Corbin)



Figure EN-7 George Washington Memorial Highway Marker in Downtown Northborough
(Photo courtesy Norm Corbin)



Figure EN-8 General Henry Knox Marker in front of Town Hall
(Photo courtesy Norm Corbin)



Figure EN-9, Minuteman Muster Field Historic Marker
(Photos courtesy Norm Corbin)



Figure EN-10 Historic Marker located at 97 Main Street commemorating the departure of Captain Samuel Wood and his Minutemen to Lexington and Concord
(Photo courtesy Norm Corbin)

THE MINUTE MEN OF NORTHBOROUGH – 1775		
Samuel Wood, Captain		
Timothy Brigham, 1st Lieut.	Seth Rice, 2nd Lieut.	
Thomas Seaver, Ensign	Oliver Barnes, Corporal	
Jethro Peters, Sergeant	Levi Gaschet, Corporal	
Amos Rice, Sergeant	Joseph Sever, Drummer	
Asa Rice, Sergeant	Ebenezer Hudson, Fifer	
Abraham Wood, Clerk		
Joseph Allen	Asa Goodnow	Paul Newton
Reuben Babcock	Edward Goodnow	Paul Newton, Jr.
John Ball	Nathan Green	Joel Pratt
Ezekiel Bartlett	Isaac Howe	Joel Rice
Zadock Bartlett	Elijah Hudson	Joseph Rice
Artemas Brigham	Edward Johnson	Josiah Rice, Jr.
Abner Bruce	Nathan Johnson	Luther Rice
Jonathan Bruce	John Kelley	Nathan Rice
Joseph Eager	William Kelley	Nathaniel Rugg
William Fay	Thomas Kenney	John Tenney
Henry Gaschet	Abner Maynard	Eliab Wheelock
Josiah Goddard	Hollon Maynard	Benjamin Wilson
Solomon Goddard	Levi Maynard	John Wyman
Joseph Gold	Alvin Newton	Samuel Wyman

Figure EN-11 Captain Samuel Wood and his Minutemen

4.5) How Northborough Became a Town⁴ (NT-01)

The first towns of Massachusetts were settled in a typical way for Colonial New England. Puritan immigrants prioritized access to natural resources and established coastal communities with plenty of farmland, woods, and fresh water. Following English tradition, towns were laid out around a meeting house, commons, and proprietor lots. Those early towns remained open for settlement until all lots were occupied. Once all lots were occupied, new immigrants had to look elsewhere to settle. Proprietors could subdivide their lots for their children, but there was often not enough land to support later generations. When a town closed for land ownership, surveyors headed away from the coast to find new settlement areas, which was how Watertown families founded the Sudbury Plantation in 1639. Similarly, when Sudbury became overcrowded, a handful of town men surveyed and organized the Marlborough Plantation (Figure NT-1) on undeveloped land on Sudbury's western border. When settled in 1656, the sprawling Marlborough Plantation incorporated the area of modern Marlborough, Hudson, Northborough, Westborough, and Southborough. Because there were constant threats of Indian attacks, the first Marlborough settlers lived together in the relative safety of the town center and laid out their farms in the remote western part of the plantation. As expected, Marlborough's population grew steadily, and additional house lots had to be allocated outside of the town center. Specifically, the western farm owners relocated to a new village on Lake Chauncy (the "west borough"), where they could retain the safety of living in a central village but be closer to their farms. Conversely, the new settlement was a long and hilly trek from the Marlborough center Meeting House, making mandatory attendance on regular meeting days considerably challenging. In 1717, the lakeside community took action to independently manage their religious and political affairs by petitioning to separate from Marlborough and form a new town. In that way, Marlborough's daughter town of Westborough was born, encompassing the area of Northborough and Westborough's modern towns.

In 1749, when the Westborough meeting house moved 3 miles south from Lake Chauncy to the center of modern-day Westborough, well over 30 families living in the "north part" of the town faced the familiar challenging trip back and forth on required meeting days. The "Northerners," as they were known, were further outraged when the minister missed funerals because he did not want to make the long trek up from his home in the town center. The northern families addressed those concerns by successfully petitioning in 1744 to become a separate precinct within Westborough. The newly formed "Northern Precinct" was allowed to have its own meeting house and minister but was not completely independent as it remained politically and fiscally a part of the town of Westborough.

There were lingering challenges over the two decades following the 1744 petition because the Northern Precinct was not fully independent from Westborough. For example, northern town officials found it difficult to travel south to represent their families at important town meetings. Another problem was that the Northern Precinct was only one of three town school districts, and the sole teacher was available only one-third of the time to educate the children. Additional issues included no allocated funding for Northern Precinct schools, highways, or other community improvements. Presenting their ongoing concerns to the General Court, Northborough's first proprietors successfully petitioned for independence and formed the Northborough District on January 15, 1766 (Figure NT-2). The district became the fully-fledged Town of Northborough on August 15, 1775.

REFERENCE:

NT-01 Website: [How Northborough, Mass., Became a Town \(15 January 1766\) - BFM Genealogical Research \(bfmresearch.com\)](https://www.bfmresearch.com/2017/01/15/how-northborough-mass-became-a-town-15-january-1766/)

⁴ This section was written by Beth Finch McCarthy, a local professional genealogist with an interest in early colonial history

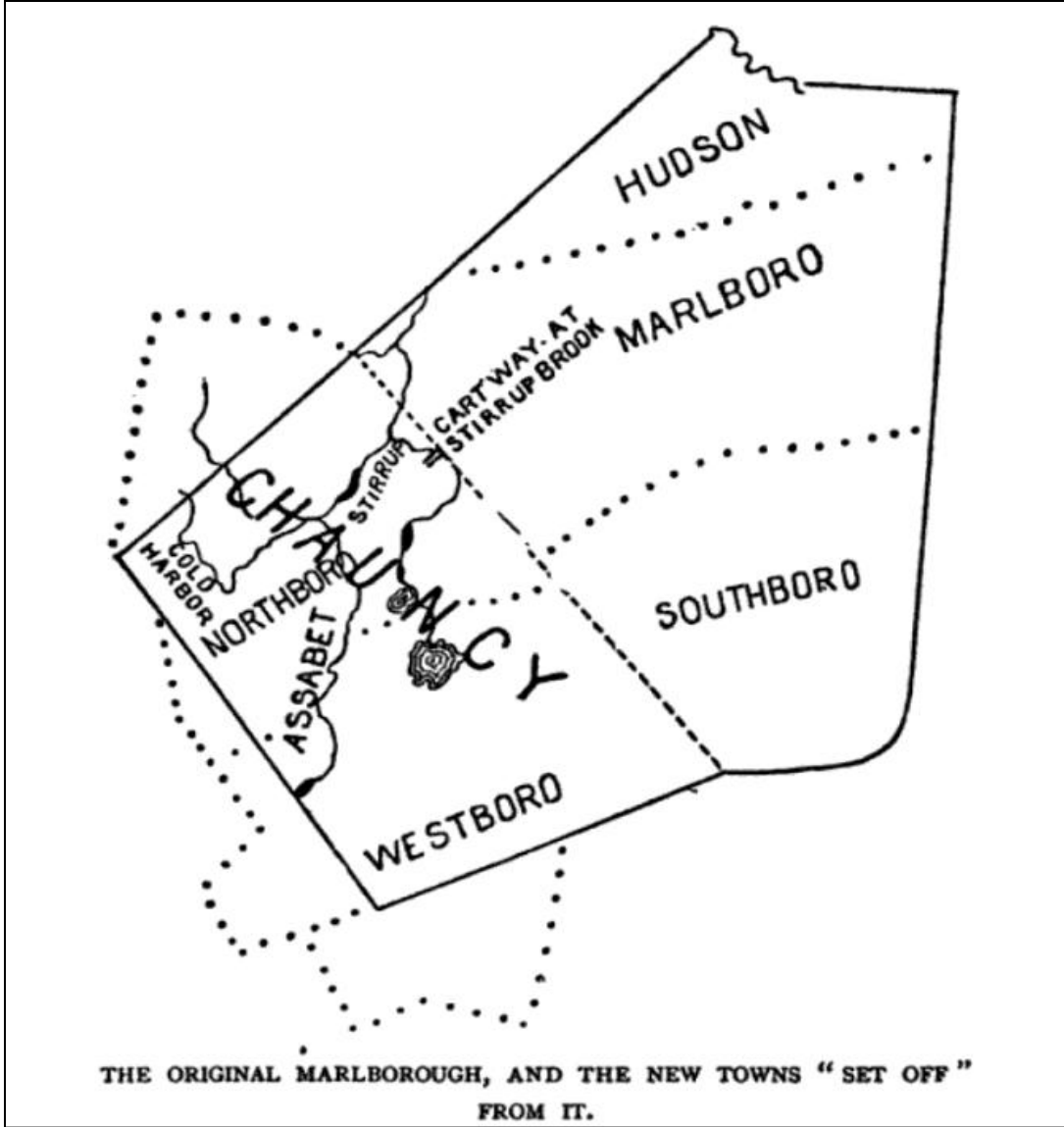


Figure NT-1 Original Marlborough Plantation with Modern Town Overlay
(from The History of Westborough, by Heman DeForest 1891)

[3D SESS.] PROVINCE LAWS.—1765-66. 839

ACTS

PASSED AT THE SESSION BEGUN AND HELD AT BOSTON,
ON THE FIFTEENTH DAY OF JANUARY, A.D. 1766.

CHAPTER 26.

AN ACT FOR ERECTING THE NORTH PRECINCT IN THE TOWN OF WESTBOROUGH, IN THE COUNTY OF [WORCESTER], INTO A SEP[E][A]RATE DISTRICT BY THE NAME OF NORTHBOROUGH.

WHEREAS the inhabitants of the north precinct in Westborough, in the county of Worcester, labour u[nder*] many and great difficulties by reason of their not being a distinct and sep[e][a]rate district; therefore,—

Be it enacted by the Governor, Council and House of Representatives,

[SECT. 1.] That the north precinct in Westborough, in the county of Worcester, according to its present known bounds, be and hereby is erected into a district by the name of Northborough; and that the said district be and hereby is invested with all the privileges, powers and immunities that towns in this province, by law, do or may enjoy; that of sending a representative to the general assembly excepted; and that the inhabitants of the said district shall have full power, from time to time, to join, with the town of Westborough, in the choice of a representative or representatives, which representatives may be chosen indifferently from said town or district; and that the selectmen of the town of Westborough, as often as they shall call a meeting for the choice of a representative, shall give reasonable notice to the clerk of said district for the time being, of the time and place of said meeting, to the end that the said district may join them therein; and the clerk of said district shall set up, in some publick place in the said district, a notification thereof, accordingly; and the pay and allowance of said representative to be borne by said town and district.

And be it further enacted,

[SECT. 2.] That the said district shall pay their proportion of all town, county and province taxes already set on, or granted to be raised by, said town, as if this act had not been made.

Provided, nevertheless,—

[SECT. 3.] That the inhabitants of the said district shall retain and enjoy the same right and share to all the ministerial lands, and the improvements and profits thereof, as they would have had if this act had not been made.

Provided, also,—

And be it further enacted,

[SECT. 4.] That of all [the] monies, arms and ammunition, weights and measures, belonging to said town, the inhabitants of the said district shall have and enjoy a proportion thereof, equal to the proportion they paid of the charges of said town, according to their last town tax.

* Parchment mutilated.

Preamble.

Northborough made a district by certain bounds.

To join with Westborough in the choice of representatives.

To pay a proportion of the taxes.

To have right and share to the ministerial lands.

—and a proportion of money, arms, weights, &c.

840 PROVINCE LAWS.—1765-66. [CHAPS. 27, 28.]

And be it further enacted,

[SECT. 5.] That Francis Whipple, Esq^o, be and hereby is [e][n]powered to issue a warrant, directed to some principal inhabitant in said district, requiring him to warn the inhabitants of the said district, qualified, by law, to vote in town affairs, to meet at such time and place as shall be therein set forth, to choose all such officers as shall be necessary to manage the affairs of said district. [Passed January 24, 1766.]

First meeting, how to be notified.

Figure NT-2 Transcription of the original Act that formed the Northborough District separate from Westborough. This is the reason 1766 is celebrated as the Northborough's Birth

4.6) Narrative History to 1900⁵

This overview highlights Northborough history from the early 1800s to the early 1900s. The Massachusetts Cultural Resource Information System (MACRIS) marking system is utilized for specific historical assets. The marking is NBO.xxx where the xxx is replaced by a numerical value for a specific asset. Assets inventoried in both the 2008 ^(NHN-01) and 2009 ^(NHN-02) projects are included. A complete listing of Northborough MACRIS listings can be found in [Appendix D](#). Detailed information for each historic asset can be found on the Massachusetts Historical commission MACRIS database ^(NHN-03).

Overview – Northborough is a town of 18.8 square miles in Worcester County, Massachusetts, situated about 8 miles east of Worcester and 35 miles west of Boston; the 2022 population is 15,741. Although some settlement occurred in the late 17th century, English occupation of what would become the Town of Northborough principally occurred in the early 18th century, after hostilities with Native Americans had ended. A Congregational society was established in 1744, giving it a separate identity, but until 1766 Northborough remained a part of the adjacent Town of Westborough. Throughout much of its history, the economic base of Northborough has been agriculture. After 1800, some “cottage industries” developed into factory-based production, most notably the making of shoes and combs, and along the Assabet River there were a few small-scale woolen mills. The center of Northborough developed as an institutional focus for the town, along with a small commercial district, a settlement pattern further encouraged by the completion of a railroad to Northborough in 1856. During the second half of the 19th century and the early 20th century, Northborough experienced both a population increase and an increase in ethnic and religious diversity, and relatively densely built residential neighborhoods, some with concentrations of particular ethnic groups, clustered around the town center. As the woolen mills prospered, the stock of company-built housing increased, creating small mill villages along the Assabet River at Woodside and Chapinville. During this period, Northborough developed some of the institutions characteristic of larger towns and small cities: consolidated schools, a high school, a public library, and fire and police services. After World War II, suburban-type residential development began to alter Northborough’s predominantly rural character, but even today Northborough retains much of its small-town feel.

Agriculture – Agriculture formed the basis of Northborough’s economy and social structure from the inception of English settlement until the second half of the last century. A settlement pattern of widely dispersed family farms characterized the 18th and early 19th centuries and is still evident today in the old houses and barns that appear scattered among modern residential development. The agricultural economy also gave rise to the institution of the one-room district schoolhouse: a centralized system of education was not appropriate for a community in which people lived long distances from the town center.

Agriculture in Northborough evolved over time, particularly in the period (ca. 1860 – 1906). The generalized, near-subsistence agriculture practiced in the colonial and early national eras was supplemented in the second half of the 19th century by market-oriented production. With railroad connections to Boston and beyond, Northborough farmers were able to produce dairy and orchard products for sale, as well as eggs and tomatoes, asparagus, celery, and other vegetables. Some Northborough farmers supplemented their income by renting out teams of horses and equipment for reservoir construction, and others benefited from selling their timber for use as ties by the railroad and trolley line.

The historical assets survey identified scores of houses associated with farming families, as well as a number of properties that retain sizeable barns: 363 Crawford Street (NBO.242), 110 Howard Street (NBO.250), 87 Pleasant Street (NBO.289),

⁵ This section was written by Bruce Couette as part of the 2009 Historic Assets Inventory Final Report with minor edits for clarity.

and 536 West Main Street (NBO.326). The building at 10 Blake Street (NBO.235) recalls the increasingly market-oriented activities of Northborough's farmers: it appears to be a substantially modernized incarnation of the Northborough facility of Deerfoot Creamery, a major supplier of milk and other dairy products to the greater Boston region.

Industry – Like most Massachusetts towns, Northborough developed an industrial sector in the 19th century. However, the waterpower available from the Assabet River and other Northborough streams, while useful for the gristmills, sawmills, and fulling works that were part of the agrarian economy, was inadequate for large-scale manufacturing, and so most industries remained small, with relatively few employees and modest production. Valentine's 1830 map of Northborough identified 14 buildings as shops or factories, besides textile mills.

The production of textiles in Northborough was centered at two locations that eventually became known as Woodside and Chapinville. The Northborough Cotton Manufacturing Company, chartered in 1814, began both cotton and woolen manufacturing at a site on the Assabet River that had earlier been exploited for a gristmill. The company remained in operation for 20 years and then went through repeated changes in ownership; the mill itself burned in 1860. In 1866, David F. Wood bought the property and erected a woolen mill on the site of the old cotton mill. He successfully manufactured woolens until his death in 1900, and his company gave the name "Woodside" to the vicinity. Later textile manufacturers at the site include the Woodside Woolen Company, the Taylor Manufacturing Company, the Chilton Company, and the Northborough Textile Fibre Company. The mill complex, dating from 1888, survives (200 Hudson Street, NBO.266), as do a number of associated areas of mill-owned houses (NBO.N, NBO.O, and NBO.P).

Another former gristmill site was developed for textile manufacturing by Joseph Phineas, and Isaac Davis 2nd, beginning in 1832. The Davis brothers built a brick cotton mill and three brick worker tenements, hauling cotton to the site from Boston by ox teams. From 1859 to 1864 the mill was run by L. S. Pratt of Grafton, and then by Caleb T. Chapin, who gave the name Chapinville to the area. When the cotton mill burned down in 1869, Chapin replaced it with a much larger brick woolen mill. The mill was operated by Ezra Chapin, the son of Caleb T. Chapin, and then by the Northborough Woolen Mills. Three brick former tenements are still standing (10, 12 and 16 Chapin Court, NBO.51, NBO.50, NBO.40), along with additional surviving resources including the 1882 office (7 Chapin Court, NBO.52) and the former company store and post office (317 Hudson Street, NBO.41).

In addition to these small textile operations, Northborough residents created many different manufacturing enterprises, at one time or another producing shoes, combs, jewelry, piano keys (the sharps and flats), furniture, carriages, spokes, leather products, baked goods, creamery products, ice, bricks, firearms, dyes and other chemicals, drop forgings, cash registers, movie projectors, and camera equipment. Indeed, the sheer variety of Northborough products is one of the chief defining characteristics of the town's industrial history. Of these, perhaps the most distinctive was the town's involvement with comb-making, which began in 1839 with the Bush and Haynes shop on Whitney Street, with power supplied by Howard Brook. Soon other comb-makers set up shop wherever space and power for machinery was available; the business directory accompanying the 1857 map of Northborough listed five separate comb-making enterprises. The combs were chiefly made from horn and hooves that were byproducts of local slaughterhouses, with some manufacturers also turning the material into buttons. The largest-scale comb-making enterprise was the Walter M. Farwell factory on Hudson Street south of River Street (NBO.255), which is said to have employed as many people as ever worked in comb-making in Northborough before. In addition to horn, some of which was imported from South America, the Farwell plant made combs out of celluloid, an early plastic. In the 1920s, the plant was converted to textile production by Whitaker & Bacon of Boston, which operated it as the Arlington Shoddy Mill.

The survey documented two former shop buildings, the "Old Barn Shop" (11 Blake Street, NBO.236), where combs, jewelry, shoes, corsets, and buttons are all known to have been made at one time or another, and the former E. H. Smith

bone and gristmill (88 Main Street, NBO.95). Northborough's small-shop industrial history is also recalled by the ca. 1860 stone dam on the Assabet River just south of Main Street (NBO.906) and by the numerous houses associated with the shops' owners: for example, 47, 55, and 110 Hudson Street and 130 and 140 Main Street (NBO.110, 254, 259, 276, and 277). The survey included dozens of houses associated with individual sawmill operators, comb-makers, and other factory workers. The River Street Neighborhood (NBO.Q) was developed in the late 19th-century predominantly as rental properties targeting the industrial working class.

Commerce – Although most residents in the period pursued agriculture as the chief source of their livelihood, Northborough developed a small commercial center at the junction of Main Street, West Main Street, and Church Street. As early as 1830, there were two taverns and three stores along what is now modern-day Route 20, and by 1873 the village center could boast of several general stores, a bank, an insurance agency, a saloon, a meat market, a cigar shop, a shoe store, a hotel, two livery stables, and a tin shop. Later commercial enterprises include a Chinese laundry, millinery shops, a jewelry store, a hardware store, pharmacies, and a bicycle shop. Additional resources include a former general store and bakery (19 Blake Street, NBO.237), the former Northboro Hardware store (17 South Street, NBO.312), and the homes of numerous livery operators, store owners, and bank employees whose livelihoods were derived from Northborough's commercial prosperity.

Transportation – Transportation improvements have played a steady role in sustaining the life of Northborough. Although only present-day Route 9 in the southwest corner of Northborough was part of the early 19th-century turnpike system, the road represented by Route 20 and East Main Street was an important road in the colonial period and it remained a busy road throughout the 19th century and even down to the present; the taverns, shops, and stores shown on Valentine's 1830 map can be attributed in part to business generated by the road. In the railroad era, Northborough was initially passed by in the construction of the first railroad between Boston, Worcester, and points west, as was Framingham Center. But in 1849 the Boston and Worcester Railroad constructed a spur to Framingham Center, and the Agricultural Branch Railroad extended it further westward, completing it to Northborough in December 1856. When this line was further extended to Pratt's Junction in 1866, Northborough shippers and travelers had not only a direct route to Boston, but also connections to Fitchburg and Worcester. The line became the Boston, Clinton and Fitchburg Railroad in 1869 and, following additional mergers, was renamed the Boston, Clinton, Fitchburg and New Bedford Railroad in 1876. In 1879, it became part of the Old Colony Railroad's system, which in turn was absorbed by the New York, New Haven and Hartford Railroad in 1893.

In addition to economically sustaining Northborough farmers and merchants, the railroad altered the geography of the center of the village, where it built a passenger depot, freight station, and engine house. Businesses, especially those dealing in bulk products such as lumber, coal, creamery products, and grain, gravitated toward the freight station area, and businesses that catered to travelers, such as a barber shop, livery stables, restaurants, and a pool hall, were located across Main Street from the passenger depot. Today, the importance of the railroad in Northborough's history is memorialized by two 19th-century stone-arch bridges (NBO.923 and 924) and a crossing shanty relocated as an outbuilding at 44 School Street (NBO.307).

Northborough was also served by an electric railroad. The Worcester and Marlborough Street Railway was chartered in April 1897 and began operating in the middle of August. The line connected with another street railway in Framingham, thereby allowing one to travel between Boston and Worcester entirely on the electric cars; in Northborough, the line followed Main Street, where there was a small passenger station opposite the steam railroad's depot. The steam-powered electric generating plant (NBO.160) and a car barn were located on Hudson Street in Northborough, and there was another large car barn and office on South Street. Later known as the Worcester Consolidated Street Railway, the line

continued in operation through the 1920s. In addition to carrying passengers, street railways of the period usually offered limited freight and express service, which appears to have benefited many Northborough farmers.

Military Service during the Civil War and World War One – Northborough experienced the momentous effects of the Civil War. Out of a population of 1,500, Northborough furnished 143 soldiers for the Union Army. Twice as many Northborough men died in the Civil War as in all subsequent wars combined, and for many of those who survived, their service remained an important part of their identity. Northborough had a G.A.R. hall on Main Street until 1922, when it was destroyed by fire. The Northborough Soldier’s Monument is the town’s chief historic resource associated with the Civil War (NBO.917). Many of the houses in town also have an association with men who served, and their service is noted on the asset inventory forms. Another aspect of this theme was the home-front effort during World War One. The asset Inventory forms note the many contributions of Northborough residents to Liberty Loan and other war-related activities

Ethnic Diversity – Like much of New England, Northborough became more ethnically diverse over time. The town remained predominantly “Yankee” and Protestant, but after mid-century the population began to include people of immigrant heritage as well: Irish-Americans who came to work on the railroads, French-Canadians associated with the woolen mills, and people from maritime Canada, such as camera-innovator Thomas H. Blair. Around 1900, additional immigrant families from Eastern Europe, Italy, and Armenia added to Northborough’s cultural mix. While there are no historic resources associated with specific ethnic identities (the present Roman Catholic Church is a modern building), the owners or occupants of many of the houses included in the survey reflect the range of Northborough’s ethnic origins. The houses also document the economic success of some individuals of immigrant heritage, such as the home of Irish immigrant and plumbing-supply merchant Thomas Brennan (50 School Street, NBO.309). Northborough did not have ethnic neighborhoods as clearly defined as those in the cities, but small concentrations of particular ethnic groups could be found, such as Irish homeowners on Pleasant Street, French-Canadians in the houses nearby the mills, and people from Maritime Canada on East Main Street.

Education – Northborough’s remaining school buildings include; one-room district schools (NBO.34, NBO.220, NBO.44), the brick Center School (NBO.87) and the Northborough High School (63 Main Street, NBO.97). The high school was built in 1939 as a completely modern facility with large, bright classrooms, laboratories, a library, and an auditorium/gymnasium. These buildings demonstrate the history of the community’s efforts to provide its children with appropriate settings for education.

Community Planning and Development – In the early 20th century, Northborough developed some of the institutions characteristic of larger towns and cities in order to meet the needs of its growing population. In addition to the public library (NBO.84) the building at 11-13 Church Street (NBO.64) was built in 1926 to house the town’s fire department and police services.

Architecture – In addition to their historical associations, many of the historic resources are notable as examples of particular styles of architecture popular in the 1800s. Because Northborough was predominantly a rural community, dwellings are mostly modest, vernacular interpretations of popular styles, rather than extravagantly detailed high-style examples. Greek Revival-style houses have pilastered corners and pilaster-and-lintel entries, rather than full porticos, and Victorian houses tend to be eclectic, with brackets, window trim, porch-post turnings, and gable-peak ornaments freely drawn from a variety of more formal styles. Still, Boston and Worcester were not far away, so there are a few surprises, such as the extraordinary portico of the Greek Revival Wilder Bush House (27-29 Whitney Street, NBO.80); some well-preserved, densely-bracketed Italianate houses (31 Pleasant Street, NBO.286, and 220 Whitney Street, NBO.327); and small houses that incorporate the distinctive Mansard roof of the Second Empire style (234 Whitney Street, NBO.328).

Four Victorian houses have exceptional Queen Anne-style detailing; all were associated with the former Daniel Wesson estate known as “The Cliffs” (NBO.168, 278, 279, and 280). Twentieth-century architecture is represented in Northborough by the Art-Deco detailing on the former Northborough High School (63 Main Street, NBO.97) and by the Vera Green House (333 Howard Street, NBO.251), an outstanding example of the influence of Frank Lloyd Wright’s “organic architecture” in the post-World War II era.

Two notable aspects of Northborough historical architecture are associated with activities whose main focus was outside the town’s borders: the creation of reservoirs and aqueducts for the Boston metropolitan water system, and the establishment of the Westborough State Hospital, the grounds of which extended into Northborough. Both are represented by existing National Register of Historic Places listings (Wachusett Aqueduct Linear District, Water Supply System of Metropolitan Boston Multiple Property Submission, 1990; Westborough State Hospital, Massachusetts State Hospitals and State Schools Multiple Property Submission, 1994) and not being reviewed here.

Although the main purpose of the survey was to identify the properties’ associations with important Northborough historical themes, the forms also endeavor to include “local color” whenever known. Examples include the barn located near the field where the “Northborough Mastodon” was discovered in 1884 (536 West Main Street, NBO.326), the gym where numerous notable early 20th-century boxers trained (11 Blake Street, NBO 236), and the home of blacksmith/homing pigeon-breeder George Burgoyne (157 South Street, NBO.317).

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LINK: https://www.town.northborough.ma.us/sites/g/files/vyhlif3571/f/pages/final_report_phase_i.pdf

NHN-02 “Phase II Historic Properties Survey Town of Northborough, Massachusetts Final Survey Report”, 2009, prepared by Public Archaeology Survey Team, Inc., Stores CT

LINK: https://www.town.northborough.ma.us/sites/g/files/vyhlif3571/f/uploads/final_report_phase_ii.pdf

NHN-03 “Massachusetts Historical Commission MACRIS Database”

LINK: [Home - MACRIS \(mhc-macris.net\)](http://Home - MACRIS (mhc-macris.net))

4.7) Population Growth in the Mid 20th Century

Chapter 11 of William Mulligan's book on Northborough History ^(PG-1) contains details about how the "Baby Boomer" population growth impacted many of the town's services. The majority of information in this chapter was obtained from his book.

Overview - After the Second World War, Northborough, like many communities, built large housing developments to attract new homeowners. This resulted in a large population increase that changed the town from an agricultural community where people lived and worked in town, to a bedroom community where people lived in town but worked in surrounding communities. Easy access to Route 20 and Route 9 and the construction of Interstate 290 in the early 1970's, played a key role for enhancing Northborough as a commuter's town.

Population - Northborough's population grew from 2,382 in 1940 to 10,561 in 1975. From 1950 to 1960 alone, the population more than doubled from 3,122 to 7,183. The number of dwellings grew from 743 in 1940 to 2662 in 1975. Many of the new citizens settled into the new large housing developments in town. Several of the largest developments included Northgate, Pine Haven and Crestwood. An advertisement for the Northgate development vintage mid 1950s is shown in [Figure PG-1](#).

Schools - One significant impact on the population growth was the need for more schools. The initial plan was to expand the Hudson Street School. However, new state regulations did not approve of the site. A site was then selected on Howard Street (the current Zeh School) and built in 1954. Even with the opening of the Howard Street School it became clear that additional school buildings were required. The Proctor School on Jefferson Road opened in 1956, the Maple Street School (the current Peaslee School) opened in 1962, the Lincoln Street School opened in 1965, the Middle School (now Melican School) opened in 1971. Northborough joined with Southborough to open the Algonquin Regional High School in 1959. It then joined with several local communities to open the Assabet Valley Regional Vocational School in Marlborough in 1973. Clearly Northborough was up to the challenge for expanding school construction as its population increased.

Water Supply - Northborough built a reservoir for its water supply in 1883. The reservoir was located in Shrewsbury and most of the watershed was also within Shrewsbury. As a result, Northborough did not have control of the brooks feeding into the reservoir. Lacking control of the watershed led to water quality issues that needed to be addressed by 1945. The water committee at that time recognized water as a long range problem for the town. They considered town wells as possible solutions to the quality problem, but the first well was not brought online until the mid 1950's. It was recognized in 1954 that the population and home construction growth was impacting the volume of water needed for the community. In 1956 the Brigham Street well was brought on-line followed by the Lyman Street Well in 1964 and the Crawford Street well in 1970. A fourth well was built off Howard Street and it came on-line in the early 1990s. In addition to the wells, the town connected to the Metropolitan District Commission (MDC, now The Massachusetts Water Resources Authority MWRA) Aqueduct to provide additional water on an as-needed basis. A one million gallon storage tank was installed on Edmund Hill in the mid 1960s with an additional tank constructed on Assabet Hill. Due to several well contaminations during the following years, Northborough's current water is fully supplied by the MWRA.

Town Government – Northborough's population was only 2,382 in 1940. As such, the government was run primarily with volunteers including the three members of the Board of Selectmen. With the rapid population growth starting after the Second World War, it became apparent that the small volunteer group running the town needed more support. Adding staff to help run the town started in 1957, when a secretary was hired to support the Board of Selectmen. By 1962, the town had twenty full time paid employees. In 1968, Town Meeting voted to create a committee to draft a new town

charter. In 1970, the new town charter was approved. Some of the changes included; increasing the Board of Selectmen to five; hiring a Town Administrator to conduct day-to-day administration and report to the Board of Selectmen; changing some office positions from elective to being appointed by the Board of Selectmen. The charter of 1970 is still in use today.

Public Safety – The Fire and Police Departments were significantly affected by the town’s growth. Fire protection had been around for many years and was serviced by on-call volunteers. At the 1969 town meeting, it was proposed that a full-time fire chief and two full-time firemen be paid and on duty during daytime hours. It was not until 1973 that town meeting approved the staffing requests. In 1975, a new fire station was built on Pierce Street to accommodate the additional firemen available for twenty four hour protection. Currently, the 1975 fire station has become outdated and new fire station is being planned for the 2020s.

Crime never appeared to have been a serious problem before the Second World War. For many years a Police Chief was the only full-time member of the department. In 1954, an additional full-time officer was added followed by hiring three additional full-time officers in 1959. The increased force was needed as the town was being victimized by professional criminals. Burglaries were becoming more numerous and during the 1960s runaways and drug problems were increasing. By 1974 the police department consisted of seventeen personnel. Although town meeting routinely approved new police staffing, the request for additional space was rejected. After many years of sharing space with the Fire Department in the old fire station on Church Street, the police headquarters was relocated into the first floor of the old Fraser High School on Main Street. The school was retrofitted with police headquarters on the first floor and the relocated town hall on the two top floors. The current police station on Main Street was built in 1989.

Industrial Development – The increase in population required an increase in taxes due to the expanded need for town services such as new schools, increased water capacity and public safety. What was clearly needed was an increase in the commercial and industrial tax base to bring in tax dollars without increasing the population and its associated needs. In 1948, a five member zoning committee proposed new zoning and building by-laws. In 1957 an Industrial Development Commission (IDC) was established to develop a program to broaden the tax base of the town by attracting industrial and commercial development. The IDC and Planning Board identified sites for industry that would not alter the town’s character or appearance. The key to location of the industrial sites were the highways, especially the new 290 Interstate that crossed Northborough. In 1968, the first land purchases were made in the Bartlett Street Industrial Area. An additional industrial area was identified near the 290 Solomon Pond interchange and was called the Solomon Pond Industrial Park.

REFERENCE:

PG-1 “*Northborough: A Town and its People, 1638-1975*”, William H. Mulligan Jr., Northborough American Revolution Bicentennial Commission (1981)

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Figure PG-1 Advertisement for the Northgate Housing Development (Courtesy of the Northborough Historical Society, date not recorded)

Chapter 5

Past Efforts to Preserve Northborough History



**Elizabeth Wheeler, Died 1748
Buried in the Brigham Street Burial Ground
(Photo courtesy of Norm Corbin)**

5.1) Introduction

Northborough is very fortunate to have several organizations with historic preservation goals. The Historical Society has been active since 1906, the Historical Commission since 1968 and the Historic District Commission since 1973. In 2005, the Community Preservation Act (CPA) was voted in. Funding from this act has had a large influence on local historic preservation. Finally the Northborough Conservation Commission has been very active in having protections applied to historic open spaces. These organizations and the influence of CPA funding on historic preservation will be highlighted below.

5.2) History of the Northborough Historical Commission

Background – The detailed responsibilities of a town’s Historical Commission are outlined in Massachusetts General Law 950 CMR 70 ^(HC-01) and available in [Appendix E](#). The Northborough Historical Commission began in 1968 and was very active through the 1970s. During the 1980s and 1990s it was inactive. It was reactivated in 2002 when the Community Preservation Act was implemented in Northborough.

In 2015, the Historical Commission merged with the Northborough Historic District Commission. Although both commissions are now under the Historic District Commission title, each commission serves a different function;

- The Historical Commission focuses on identifying, evaluating, and preserving historical assets; and on broadening community awareness of the historical heritage of our town (reviewed in this chapter)
- The Historic District Commission focuses on working with property owners within the two historic districts to retain the historical character of the street view (reviewed in Chapter 5.3 of this document)

Northborough Historical Commission 1968 to early 1980s

Toward the end of the 1960s it became apparent to Historical Society members that a serious weakness in Northborough was the town’s failure to maintain and preserve historical landmarks. Robert Ellis, the past historian for the Northborough Historical Society, wrote that at the Society meeting on March 22, 1968, Mr. David Green gave an impassioned plea for the establishment of a Historical Commission in Northborough. He explained that this Commission would be a part of town government and could do more than the Historical Society for the protection of historic landmarks ^(HC-02). Members of the Historical Society approached the town to form a Historical Commission “Study Committee”. The purpose of the Study Committee was to review the procedures for forming the Commission and to enumerate its responsibilities. The Study Committee was accepted at the 1968 town meeting and the first study committee meeting was held on April 26, 1968. The Historical Commission was officially accepted as a town body at the town meeting of 1969. The Commission was very active from 1969 through the early 1980s. At some point, the Historical Commission files from this period were donated to the Historical Society for safe keeping. These files were used to report on the activities of this initial commission. [Table HC-01](#) lists significant accomplishments of the Historical Commission from late 1960s to early 1980s.

Key Northborough Developments 1960s to 1980s – It is insightful to consider some of the key developments in Northborough from the late 1960s to the early 1980s and how they impacted efforts of the commission. They were:

- Investigating if the town offices should be relocated from the 1867 Town Hall
- Determining reuse options for the vacant Fraser High School on Main St.
- Addressing traffic concerns at the center of town
- Assessing issues related to the construction of Interstate-290
- The installation of wastewater and sewerage lines
- Setting off sections of the town for industrial development
- Planning for the country’s bicentennial celebration in 1976

Asset Inventories – This project was to start inventorying Northborough’s key historical assets per Massachusetts Historical Commission (MHC) guidelines. This required documenting the architecture and history of each property, including exterior photographs. Approximately sixty assets were filed with the MHC and are still available today.

Local Historic Districts – Compiling the assets inventory revealed several sections of the town that should be considered for Local Historic District designation. This designation preserves the characteristic view of a historic property from a public way. Areas they considered included Chapinville, Woodside, Davis Street near the Westborough line, the town center and an area around the First Parish Unitarian Church (Meeting House Common). Study Committees were initiated to evaluate two districts; The “Main Street Local Historic District” and the “Meeting House Common Local Historic District”. They were successful at the 1973 Town Meeting to establish the “Meeting House Common Local Historic District” along with a Local Historic District Commission to support the new district. Several unsuccessful attempts were made in the 1970s for the “Main Street Local Historic District”. In fact, at one town meeting, the Main Street District failed by 4 votes. Chapter 5.3 of this document reviews the history of the Northborough Local Historic District Commission.

Town Office Relocation - By the late 1960s, it was clear that the town offices had outgrown the Town Hall building built in 1867. A study was conducted to look at three possible options; build new, relocate into the vacant Fraser High School building on Main Street or upgrade the Town Hall building and expand it by demolishing the properties behind it. The consideration of upgrading the Town Hall building initiated the interest in listing it on the National Register of Historic Places. The driver for this nomination was the potential of state funding to evaluate and restore the building. An estimate to the cost of renovations in 1966 was \$250k ^(HC-03). The building was listed in the National Register in 1972. After listing, the Historical Commission was very involved in the reuse committee for the building after the town offices were moved into the old high school in 1977. Sadly, the old Town Hall building was totally destroyed by a fire on September 17, 1985. The Town Offices today remain in the old high school building.

Burial Grounds - The Historical Commission had multiple projects related to old colonial burial grounds.

- The oldest colonial burial site in Northborough is that for Mary Goodenow. She was buried where slain on August 29, 1707, by Native Americans supporting France during Queen Ann’s War. Her grave site is off Route 20 near the Marlborough line. The Commission worked with; the Northborough DPW to fabricate a replacement tercentenary marker that went missing, local boy scouts to clear a path from Route 20 to the gravesite and the Massachusetts Department of Transportation to open the guard rail for access.
- The Brigham Street Burial Ground contains graves from circa 1724 to 1749. During that time Northborough was part of Westborough. For many years this sacred ground had been ignored and overgrown with brush. The commission teamed up with girl scouts, boy scouts, Junior Women’s Club members and the fire department to remove the brush and trash, which gave the site the respect it deserves.

- The first burials at the Old Howard Street Burial Ground behind the Unitarian Church were in 1750. The burials were of some 60 children who died during the throat distemper epidemic of 1749-1750. The commission had a large project that included transcribing and photographing all of the gravestones. They were fortunate to have Mr. Richard Fipphen, a college student from Bates College, conduct the evaluation as a summer project in 1978 ^(HC-04). Mr. Fipphen, who died in 2021 at 62 years old, was a descendent of the Mayflower voyage, grew up in Northborough, graduated Algonquin Regional High School, an amateur historian, and went on to become an attorney and corporate General Counsel in New York.

New By-Laws – The Historical Commission proposed two significant by-laws that were accepted at town meetings. One was a fourteen (14) day demolition delay for historic buildings. This delay was to allow exterior and interior documentation of the property before demolition. The other by-law was for street naming. The purpose was to have street names represent the historic character of the town. The commission prepared a map listing recommended names for different sections of the town. The current Street Naming By-Law is available in [APPENDIX-F](#).

Outreach – The commission realized their activities needed to be visible in the community in order to encourage an appreciation for the town’s history and its preservation. They had articles written in local newspapers, sponsored a high school history essay award, obtained funding for town hall artwork restoration, worked with the Girl Scouts on a Northborough Heritage Trail project, participated in the town’s beautification committee, and initiated the 1976 “Bi-Centennial Committee”.

Responsibilities – The commission was responsible for commenting on town projects that may impact historical assets. The construction of Interstate 290 had a large influence on historic properties. It required significant land taking which affected several large farms, the widening of Church Street, the zoning for industrial areas and the redirecting and dead ending of some town roads. Streets affected by Route 290 included Howard Street, Brewer Street, Ball Street and Lancaster Road. Archaeological evaluations conducted during wastewater projects required notification to the Historical Commission. Artifacts were fully documented and usually donated to the Historical Society. The Commission voiced concern over the many historic homes being demolished along West Main Street. A few projects they commented on but were never implemented included a new golf course off Rutland Road, a motel on White Cliffs property and relocating South Street/RT135 to connect directly with Church Street. [Table HC-02](#) is a list of some of the projects that required and received review and recommendations from the commission.

Challenges –The two biggest challenges of the commission were education and funding. The commission was very active and visible in town, but they were not successful in educating the citizenry regarding the benefits of a Local Historic District for the Downtown area. Chapter 5.3 details some of the citizen concerns regarding the Main Street District.

Every time there were costs associated with a project they searched for grant funding. This was especially important when looking for funding to evaluate the 1867 Town Hall building for future restoration and reuse. In most instances, the grants required matched funding that was not available.

Foresight –The Historical Commission had very good foresight regarding projects that should be worked on in the future. The list below contains some projects they mentioned with today’s current status.

- Recommending to the Massachusetts Historical Commission that the 35 mile marker on East Main Street should be listed on the National Register of Historic Places. This was eventually listed by the state in 1971.
- Recommending to the Massachusetts Historical Commission that the Wachusett Aqueduct should be listed on the National Register of Historic Places. This was eventually listed by the state in 1990.
- Marking historic sites around town. The current commission is very active in installing markers at historic locations around town.
- Naming squares after Northborough military personnel killed-in-action. Recently, Northborough veteran organizations have installed many markers for individuals.
- Preserving old town documents. The town clerk has started preserving vital records.
- Need for a historic preservation plan. (This document)
- Additional historic districts. This will continue to be pursued.
- Letters to new historic home owners. The current commission continues this practice.

Historical Commission 2002 to Present Day

For 20 years, from the early 1980s to the early 2000s the Historical Commission was inactive. It is not clear why such an important and effective commission stopped operating. Starting in 2002, Robert Ellis, the historian of the Historical Society, started making inquiries to the Northborough Town Manager and the Massachusetts Historical Commission as to how the Commission could be reactivated. The primary reason for reactivating the Historical Commission was that the town was investigating the adoption of the Community Preservation Act (CPA). The CPA requires an active local Historical Commission. The Commission was reactivated in 2004 when the Community Preservation Act passed at town meeting. Unlike the earlier Historical Commission, the current Commission had access to significant levels of funding via the Community Preservation Act. As of 2021, \$3.1 million of CPA historic preservation funding has been applied to historic projects. Obviously, CPA funding has been very beneficial for historic preservation. Detailed information regarding CPA funding can be found in Chapter 5.4 of this document.

The Historical Commission and Historic District Commission were combined in 2015. This chapter reviews only the activities that are the responsibility of a Historical Commission from 2004 to the present. Historic District Commission related activities are reviewed in Chapter 5.3. [Table HC-03](#) summarizes some significant accomplishments.

Asset Inventories – The first project of the new Commission was to obtain CPA funding for a thorough inventory of Northborough’s historic pre-1910 assets. Documentation must follow Massachusetts Historical Commission procedures. The asset categories include: burial grounds, historic areas, individual buildings, structures and objects. Approximately 60 assets were documented in the 1970s by the earlier Historical Commission. The new effort included updating the previous asset documentation along with adding new assets. This new inventory project was conducted under contract with companies skilled in preparing the required documentation. The project was conducted in two phases, one completed in 2008 ^(HC-05) and the other in 2009 ^(HC-06). The Final Reports for both phases can be found on the Northborough Historic District website ^(HC-07). [Table HC-04](#) list the quantity of assets inventoried in each category. A complete updated listing of all assets can be found in [Appendix D](#).

Burial Grounds – The Historical Commission had a particular interest in Northborough’s old burial grounds and cemeteries. Projects included;

- Inventorying and documenting the conditions of all headstones in both Brigham and Howard Streets burial grounds;
- Resetting, straightening, repairing and cleaning many of the headstones in both burial grounds;
- Installing signs identifying the two burial grounds and the oldest section of the adjacent Howard Street Cemetery;
- Installing interpretive signs at both burial grounds;
- Obtaining authorization from the Massachusetts Historical Commission to nominate the Mary Goodenow Burial Site for listing in the National Register of Historic Places.;
- Obtaining authorization from the Massachusetts Historical Commission to nominate the Howard Street Cemetery and Burial Ground for listing in the National Register of Historic Places;
- Obtaining CPA funding for a professional to prepare the nomination documentation for placing the Howard Street Cemetery and Burial Ground on the National Register of Historic Places;

Local Historic Districts – Without an active Local Historic District Commission, the Historic Commission initiated efforts for additional Local Historic Districts.

- The Peter Whitney Parsonage at 62 Whitney Street was nominated as a single property Local Historic District by Marie Nieber, the owner of the property. Mrs. Nieber organized a study committee and prepared the final report for review by the Massachusetts Historical Commission. The property was listed as the “Peter Whitney Parsonage – Local Historic District” when it was passed at the 2014 Town Meeting.

National Register of Historic Places – A summary of National Register information can be found in Chapter 3.3. The Commission requested the opinion of the Massachusetts Historical Commission (MHC) regarding nominating several properties for the National Register of Historic Places. This request is required for any property to be considered for the National Register. A “Yes” opinion allows for the preparation of formal nomination documentation for the National Register. The MHC opinion was requested for six properties. The results were;

- Yes, Goodenow burial site (nomination documentation has not started)
- Yes, Howard Street Cemetery (nomination documentation in process, using CPA funding)
- Yes, Baptist Church / Historical Society building (now listed on the register)
- Yes, 35 Whitney Street (nomination documentation sent in, waiting for response)
- No, Gale Library (the new addition overwhelms the original historic structure)
- Maybe, White Cliffs (need clarification as to what modern additions need to be removed)

White Cliffs - In January of 2014, the Historical Commission was notified that the iconic Daniel Wesson “White Cliffs” mansion and function hall was for sale. The Commission began sending letters and e-mails to potential buyers who might have interest in the property. This was in support of the realtor for the property. This resulted in some positive press culminating in a segment on the Boston WCVB-TV *Chronicle* Program. A detailed report on the architecture and history of the property was prepared as an information guide for potential buyers ^(HC-08). On December 31, 2014, the business was closed. In January 2015, a demolition request was filed by the owners. With no viable sale in sight and demolition imminent, the Town of Northborough pursued saving the mansion from demolition. At the April 2016 Town Meeting, the town was given authorization for the purchase. The CPA funding authorized at Town Meeting (\$2.4 million) included; the purchase of the property, a thorough assessment of the building condition, installation of a new roof on the mansion and

minor repairs to secure the building. After removal and cleanup of a leaking oil tank, the town purchased the property in September of 2017. The architectural firm DBVW was contracted to do a thorough assessment of the building such as history, structural stability, plumbing, electrical, and HVAC. In addition, they investigated possible reuse options. The final report was completed in December of 2021 ^(HC-09). The next step is to prepare and issue a Request for Proposal (RFP) to identify companies or organizations interested in partnering with the Town of Northborough to develop a financially viable reuse option for the property. Responses to the RFP are anticipated in late 2022.

New By-Laws – Two by-laws were passed at town meeting to help with preserving Northborough’s history. In 2007, a Demolition Delay By-Law was passed that allows for a 180-day demolition delay to identify alternatives to demolition if the property is considered historically or architecturally significant (Appendix G). A proposal to increase the demolition delay to one year failed at the 2014 town meeting. In 2010, the Scenic Roads and Stone Wall Preservation By-law was passed requiring a review of any construction along a scenic road to minimize tree and stone wall removal (Appendix H).

Community Outreach – Commission members have been very active with outreach into the community. This included publishing articles in local news media, presenting local history programs at the Historical Society, and having an information booth at the annual Applefest weekend. The commission has initiated a program to install historical markers around town. To date some nineteen markers have been installed. The Commission was a major participant in the 250th anniversary celebration of the town of Northborough in 2016. Several 250th events of particular note were; an Eagle Scout project locating 50 historic markers around town, working with the Historical Society for an evening tour of the cemetery, and a bus tour of historic sites. A website was developed for the Historic District/Historical Commissions see, <https://www.town.northborough.ma.us/historic-district-commission>.

Responsibilities – The Historical Commission has the responsibility to comment on projects that may impact historic assets within the town and to respond to inquiries from the general public. Table HC-05 lists some of the topics that have been addressed since 2004.

Involvement with the proposed demolition of historic properties is the most demanding responsibility of the Commission. Per the town by-law (Appendix G), the commission is required to determine if a property is historically or architecturally significant. If considered “significant”, then a 180 day demolition delay can be used to look into alternatives to demolition. Table HC-06, contains a listing of inventoried properties where either demolition permits were applied for, inquiries were made about possible demolitions, or properties damaged by fire. Sadly, some 30 historic properties have been demolished since 2004. In many instances, the houses were in a significant state of disrepair. On a more positive note, some recent inquires regarding demolitions have resulted in new owners deciding to restore the homes.

The Commission is also responsible to review any requests for Community Preservation Act Funding for historic preservation and respond to any inquiries sent in from the public.

Table HC-07 contains a list of Town Meeting Warrant Articles related to historic preservation. This list does not include any CPA funded projects, which can be found in chapter 5.4 of this document.

Members of the Historical Commission also served on the following town committees;

- Master Plan Committee (completed in 2020)
- Community Preservation Committee (CPC) (active)
- Master Plan Implementation Committee (active)
- White Cliffs Committee (active)
- Reuse of the town owned property at 45 West Main Street, became part of the new common (completed)

Challenges – The key challenge is increasing the interest of Northborough’s citizens regarding the value of preserving our historical assets. This will be important in the coming years as:

- Protections are sought to retain the view of historical homes along Main Street near the town center
- Additional funding may be requested for White Cliffs
- The Commission outreach to historic homeowners to consider historic preservation options.

REFERENCES:

- HC-01** *“Historical Commission; Establishment; Powers and Duties, Massachusetts General Law Part I, Title VII, Chapter 40, Section 8D,*
- HC-02,** *“To Celebrate Our Town – The First One Hundred Years of the Northborough Historical Society”, Robert P. Ellis et.al. page 53, (2005)*
- HC-03,** Northborough Enterprise newspaper, dated January 20, 1966
- HC-04,** Letter on file in the Historical Society Archives, dated September 1, 1978
- HC-05,** *“A COMMUNITY-WIDE HISTORIC RESOURCES SURVEY -TOWN OF NORTHBOROUGH, MASSACHUSETTS”,* Pauline Chase-Harrell, Boston Affiliates, Boston (2008)
- HC-06,** *“Phase II Historic Properties Survey - Town Of Northborough, Massachusetts”,* Bruce Clouette, Ph.D., Public Archaeology Survey Team, Inc. (2009)
- HC-07,** Northborough Historic District Commission Website:
<https://www.town.northborough.ma.us/historic-district-commission>
- HC-08,** *“Architectural and Historical Information on Daniel Wesson’s White Cliffs Mansion in Northborough”,* Normand D. Corbin, (2015)
- HC-09,** *“White Cliffs Mansion Assessment and Reuse Study”,* DBVW Architects, Providence RI (2020)

Table HC-01 Significant Accomplishments of the Historical Commission from **late 1960s to early 1980s**

ACCOMPLISHMENTS	NOTES
Inventories of some 60+ historic assets	On file with Massachusetts Historical Commission
Meeting House Common Local Historic District formed	Passed in 1973
Placing the 1867 Town Hall on the National Register of Historic Places	Listed in 1972 Destroyed by fire in 1985
Burial ground evaluations and improvements	Mary Goodenow grave, Brigham Street Burial Ground & Howard Street Burial Ground.
By-law for Demolition Delay of 14 days for review	Passed in 1979
By-Law for Street Naming	Circa 1983
Artwork restoration	For a painting located in town hall

Table HC-02 Several Projects that required commentary and guidance from **late 1960s to early 1980s**.

PROJECT	NOTES
Interstate 290	Widening Church Street, splitting historic farms, street renaming
New Industrial Zones	Purchasing farm homes and lands
New Golf Course	Not Constructed
New Motel at White Cliffs	Not Constructed
Relocate RT-135 / RT 20 intersection	To connect directly to Church Street, Not Constructed
Covered Bridge on Davis St. over the Assabet River	Not Constructed
Wastewater project along Hudson Street	Archeological Findings
Wastewater project for Shrewsbury that ran through Northborough	Archeological Findings

Table HC-03 Significant Accomplishments of the Historical Commission **from 2004 to Present Day**

ACCOMPLISHMENTS	NOTES
Inventories of 367 historic assets	On file with Massachusetts Historical Commission
Peter Whitney Parsonage Local Historic District formed	Passed at the 2014 town meeting
Proposing the town purchase Daniel Wesson's "White Cliffs" mansion	Purchased in 2017 with CPA funds
Inventoring, Repair, Resetting and Cleaning of Burial Ground Gravestones.	Inventory: completed in 2013 Repairs etc. : completed in 2018
By-law for Demolition Delay for 180 days	Passed in 2007
By-Law for Scenic Roads	Passed in 2010
Installation in Historic Markers	To date 19 markers have been installed

Table HC-04 Documented Northborough Historic Assets on file at the Massachusetts Historical Commission

CATEGORY	NUMBER of ASSETS INVENTORIED
HISTORIC BURIAL GROUNDS	2
HISTORIC AREAS	19
HISTORIC OBJECTS	6
HISTORIC STRUCTURES	18
HISTORIC BUILDINGS	322
TOTAL	367

Table HC-05 Several Projects that required commentary and guidance from the Historical Commission from 2004 to Present Day.

PROJECT	NOTES
Historic Property Demolitions	About 35 inquiries
Cell Tower Installations	
Westborough State Hospital National Register Demolitions	Resulted in mediation for historic markers
Widening Route 20 through Downtown	Resulted in mediation for park benches and a historic marker
Evaluation of CPA Historic funding requests	

Table HC-07 Town Meeting Warrant Articles regarding Historic Preservation from 2004 to Present (Not including CPA Funding requests)

- 2007, Article 29: Demolition Delay for 180 days, **PASSED**
- 2010, Article 29: Scenic Roads and Stone Wall preservation requirements, **PASSED**
- 2012, Article 56: Remove MACRIS criteria to be considered as a Historic Building for demolition delay purposes, **FAILED**
- 2014, Article 35: Establish Peter Whitney Historic District, **PASSED**
- 2014, Article 36: Historical Comm. To serve as Local Historic District Commission, **PASSED OVER**
- 2014, Article 37: Historic Buildings Bylaw - Increase Demolition Delay Period to 1 year, **FAILED**
- 2015, Article 42: Funding for the Town 250th Celebration, \$20,000, **PASSED**
- 2015, Article 51: Combine Historical & Historic District Commissions, remove 6 year term limit, **PASSED**
- 2015, Article 52: White Cliffs Historic District, **PASSED OVER**
- 2016, Article 30: Funding for the Town 250th Celebration, \$20,000, **PASSED**

Table HC-06 Demolition Requests, Inquiries and Fire Losses from 2004 to 2022

ADDRESS	YEAR DEMOLISHED	NOTE
DEMOLITION PERMIT FILED		
88 Ball Street	Yes	
192 Ball Street	Yes	
131 Brigham Street	NO , off the market	Howe / Whitcomb House
313 Brigham Street	Yes	
6 Church Street	Yes (2011)	Fay / Rice House, was Innovation Salon
9 Church Street	NO , New Owners	Page / Ellsworth House
Church Street Culvert	Yes (2016)	Unsafe, Over Cold Harbor Brook
3 Colby Street	Yes (2003)	Fay Steam Saw Mill
283 Davis Street	Yes	Barn
181 East Main Street	Yes (2018)	Goodenow Farm House & Out Buildings
518 Green Street	Yes	
110 Howard Street	Yes	Barn
16 Hudson Street	Yes (~ 2008)	Herman Fay House / was Doggie Den
56 Hudson Street	Yes, (planned for 2021)	MATEC Company
87 Hudson Street	Yes, (2022)	Curtis Rice House
255 Hudson Street	Yes (2015)	Chapin Estate Cottage
1 Lyman Street	TBD	Newton / Norcross House & Barn
15 Main Street	Yes (2013)	Exxon Service Station
130 Main Street	Yes (2012)	Hunt Home & Shoe Shop
167 Main Street	NO , Town Purchased	Wesson Mansion / White Cliffs
455 Main Street	TBD	Stirrup Brook Barn
12 Mill Street	Yes (2014)	L. Maynard House
9 Monroe Street	Yes	
156 Pleasant Street	Yes (2019)	Fay / Hastings Farm House
206 South Street	Yes	Barn
Westborough State Hospital	Yes: Barn & Piggery (2011) Yes: Chauncy Hall (2022)	Chauncy Hall and additional buildings
25 West Main Street	Yes (2016)	Demo of rear section only
39 West Main Street	Yes (2017)	Dr. Guptil House, now part of new Common
45 West Main Street	Yes (~ 2008)	Was Havana House Cigar Bar
61-65 West Main Street	Yes	Pierce Garage & House
222 West Main Street	Yes (2017)	Maynard brick House
61-63 Whitney Street	Yes (~2008)	Warren Bush House
96 Whitney Street	Yes (2018)	Joseph Fairbanks House
106 Whitney Street	Yes (2006)	
41 Winter Street	NO , New Owners	
DEMOLITION INQUIRIES		
334 Church Street	NO New Owners (2020)	
137 East Main Street	NO New Owners (2020)	Patterson / Collins House
6 Reservoir Street	NO New Owners (2021)	Possible future demolition of barns
10 School Street	NO New Owners (2021)	Grange Hall / Old Center School
130 South Street	NO New Owners (2020)	
FIRE DAMAGE		
238 Hudson Street	NO : Damaged (2016)	Goodrich Model Brick House was damaged. Owners rebuilt to original design
40 West Main Street	Yes: Destroyed (2018)	Old Northborough Hotel Barn / R&T Furniture

5.3) History of the Northborough Historic District Commission

Background – In 2015, the Historical Commission merged with the Northborough Historic District Commission. Although both commissions are now under the Historic District Commission title, each commission serves a different function;

- The Historical Commission focuses on identifying, evaluating, and preserving historical assets; and on broadening community awareness of the historical heritage of our town (reviewed in Chapter 5.2 of this document)
- The Historic District Commission focuses on working with property owners within the two historic districts to retain the historical character of the street view (reviewed in this chapter)

Responsibilities – Local Historic Districts and their accompanying Local Historic District Commissions are governed by the Massachusetts Historic District Act ^(LHDC-1) (Appendix-B). The legislation states “The purpose of this chapter is to promote the educational, cultural, economic and general welfare of the public through the preservation and protection of the distinctive characteristics of buildings and places significant in the history of the commonwealth and its cities and towns or their architecture, and through the maintenance and improvement of settings for such buildings and places and the encouragement of design compatible therewith.” The act specifically states “The commission shall not consider interior arrangements or architectural features not subject to public view”. The goal is to retain the street view of the Historic District. Individual municipalities can decide what changes are to be reviewed by the commission. Northborough’s by-law (Appendix-I) ^(LHDC-2) does not include the review of terraces, walks, driveways, sidewalks, antenna, storm doors and windows, screens, window air conditioners, lighting fixtures, paint color nor roof color. Northborough’s focus is to work with property owners to retain the basic historical architecture of the buildings undergoing any restorations or renovations that can be seen from the street.

Historic District Commission 1968 to the early 1980s

The 1971 Vote – In September of 1968, the Historical Commission formed a “Local Historic District - Study Committee”. The purpose of the Committee was to understand what a Local Historic District is, what the benefits are and determine if sections of Northborough should be considered. The initial members for the committee reads like a Who’s Who of local historians; Alice Irwin, Janice Height, Grenville “Bucky” Rogers, Waldo Bemis and David Green. They were able to obtain funding at Town Meetings (1968 - \$100 and 1969 - \$200) to support their efforts.

On December 11, 1970, the committee issued a “Preliminary Report” of their findings. The Report was submitted for comments to the Planning Board, the Massachusetts Historical Commission, the Board of Selectmen and property owners within the proposed Main Street District. The “Final Report” was presented at the March 1971 Town Meeting. It recommended a Main Street - Local Historic District along with establishing a Historic District Commission to support the District. The proposed District contained 35 properties running west from the Assabet River to the intersection with South Street (Route 135) and one lot deep along Main Street (Route 20). The Grange building on School Street was also included. The Report referred to this section as Northborough’s “Gold Coast”, a designation which appropriately reflects the rich and multifaceted collective character of the area ^(LHDC-3). A map of the proposed district is shown in Figure LHDC-1.

There was opposition to the District at the Town Meeting. In particular, a member of the Board of Selectmen opposed the project because it would be “giving our *Gold Coast* away to state authorities” (LHDC-4). The Meeting voted to remove the 1867 Town Hall from the District because of the concern that the District would limit reuse options for the vacant building. Three attempts were made to accept the District which required a 2/3 majority. The first vote was 92 in favor, 50 opposed (**failed by 3 votes**), the vote was challenged, so a second vote was taken resulting in 100 in favor and 56 opposed (**failed by 4 votes**). The Committee tried for a third vote after some meeting members had left, but a quorum count revealed the count was below 100 so the Meeting had to be adjourned (LHDC-4).

The 1973 Vote – Two years later, the Study Committee revisited possible Local Historic Districts in Northborough. They identified two potential districts: the previously attempted “Main Street – Local Historic District” and a district centered on the Unitarian Church to be called the “Meeting House Common – Local Historic District”. A “Preliminary Report” was prepared (LHDC-5) and sent for comments by the Planning Board, Massachusetts Historical Commission, the Board of Selectmen and property owners. The Massachusetts Historical Commission was in full support of both districts.

However, there was significant pushback from property owners regarding the Main Street District. The Study Committee was requested to investigate if homeowners that were against the District could be excluded from the District. The Committee responded that removing properties would not provide the desired protection of the district. Fourteen (14) Main Street property owners signed a petition against the Main Street District (LHDC-6). It was also disapproved by the Appropriations Committee because of concern over the three (3) town-owned buildings (the 1886 Town Hall, the Frasier High School and the Library). Several owners were interviewed in a local paper (LHDC-6) stating their strong opinions against the district. Concerns were:

- “It won’t help my business, it might be a hindrance”,
- “I don’t want to be told what to do with my property”,
- “I feel a loss of resale value”,
- “It is unconstitutional”,
- “May God protect us from our protectors”.

In another newspaper article the author was in favor of the Main Street District (LHDC-7):

- “Is there community benefit in preserving the character of the area?” YES
- “Is the by-law reasonable?” YES
- The writer had “Concern over potential commercial crawl & sprawl along Main Street”
- “The Historic District would assure that any future commercial development in the area would not erode character”.

Considering all the resistance to the Main Street District, especially by property owners within the District, the Study Committee decided to remove this District from the article presented to Town Meeting in April 1973 (LHDC-8).

The warrant article at the Town Meeting was now for the “Meeting House Common – Local Historic District” along with a “Historic District Commission” to support the District. The proposed Meeting House District consisted of nine (9) parcels including: the Unitarian Church, the old militia training ground, the colonial burial ground section of the Howard Street Cemetery and private properties. Figure LHDC-2 is a map of the District proposed at Town Meeting. On a side note, there was an earlier version of the district map where it ran along Whitney Street to Howard Brook. The brook was the property line for the 6.5 acres associated with 35 Whitney Street. However in 1972, the owners sold off 4.5 acres for a housing development. The district was then redrawn for the 1973 vote.

All owners of properties within the district were in favor of the district. On the first vote the motion failed (2/3 majority needed) with 189 in favor and 97 against (**failed by 2 votes**). The motion was reconsidered two weeks later when Town Meeting reconvened. The new vote was 189 in favor and 57 against, the motion **passed by 25 votes** ^(LHDC-9). With the motion passed, Northborough had its first “Local Historic District” and a “Historic District Commission” to support the District.

In 1979, there was thought to try once again for a Main Street Historic District ^(LHDC-10). The June 21, 1979 and January 23, 1980 meeting agendas of the Historical Commission note that discussions were planned regarding the Main Street Historic District. However, there were no detailed meeting minutes available and all subsequent meeting agendas through the end of the year did not list the Main Street District. It appears the topic was dropped.

The map of the Historic District was updated in 1986 (Figure LHDC-3) to include changes in the property lines and ownerships along Whitney Street. In particular, Parcels #7 and #8 were each broken into two parcels marked as A & B. The new parcel #7A was the site chosen for a new duplex in the early 1980s. With the new duplex construction being fully within the Historic District, it came under review of the Historic District Commission. Driven by Mr. Brian Smith, a member of the Historic District Commission at that time, the developer modified the design by adding some Greek-Revival / Victorian features to make the architecture fit better into the District (Figure LHDC-4). Between the early 1980’s and 2014, the Historic District Commission was inactive.

Historic District Commission 2014 to Present Day

The 2014 Vote – After almost 30 years of inactivity, the Historic District Commission was reactivated in 2014 when the “Peter Whitney Parsonage – Local Historic District” was accepted at the 2014 Town Meeting ^(LHDC-11). This district was initiated by the home owners Marie and Richard Nieber, who had spent many years restoring the property. The current building was built in 1780 on the original foundation from an earlier home destroyed by fire. It started with forming a “Study Committee” that prepared a “Preliminary Study Report” on the property for review by the Massachusetts Historical Commission, the Northborough Historical Commission and the Board of Selectmen. The “Final Report”, dated April 24, 2014, was presented at Town Meeting and passed unanimously. This is a single property Local Historic District.

The 2015 Vote – When the Local Historic District Commission was reactivated, it consisted of the members of the Historical Commission. At the 2015 Town Meeting, the Historical & Historic District Commissions were formally combined and the 6 year term limit for Historic District Commission members was removed ^(LHDC-12). The combined commissions are referred to as the “Northborough Historic District Commission”.

The Historic District Commission prepared a “Preliminary Study Report” for a “White Cliffs - Local Historic District”. It was accepted by the Massachusetts Historical Commission and brought to the 2015 Town Meeting for a vote. The decision was to pass over the article because the owners of White Cliffs negotiated an extension of the buildings demolition delay in lieu of implementing the district. This decision was deemed favorable to the Historical Commission and the Town Administrator.

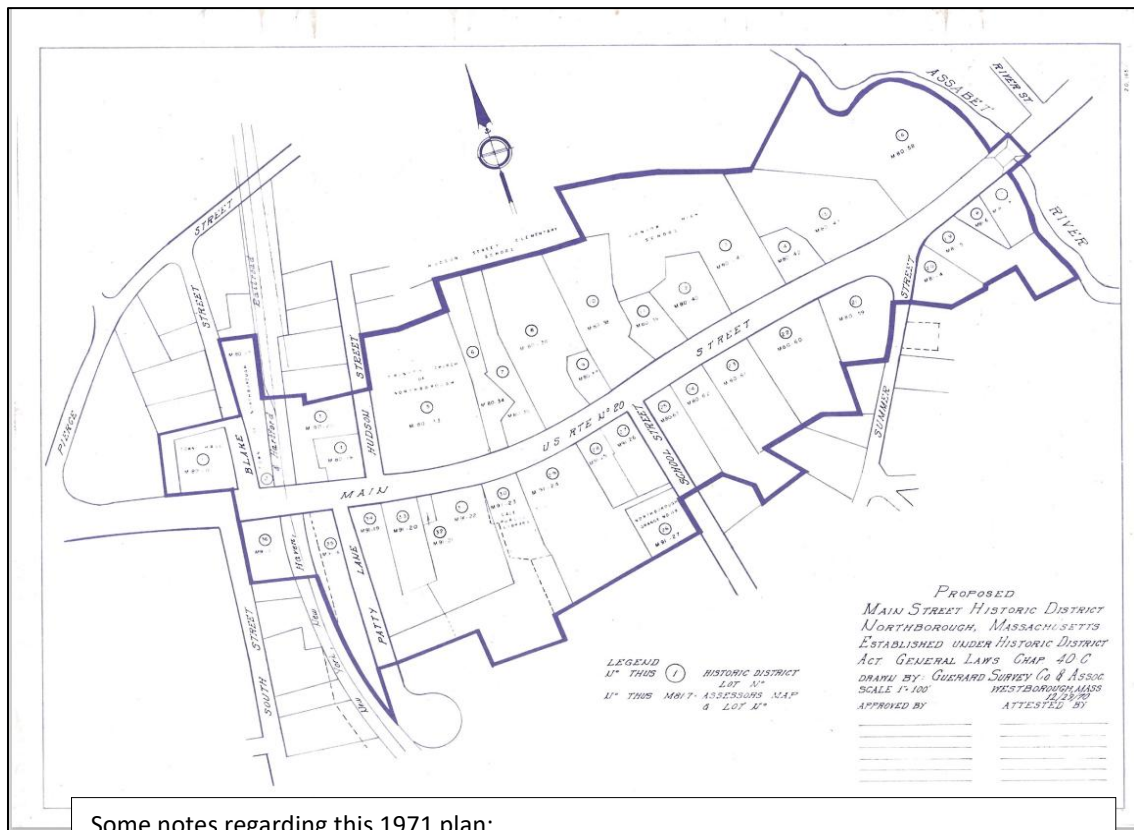
2016 Howard Street Cemetery Effort – A “Preliminary Study Report” was prepared to expand the current “Meeting House Common – Local Historic District” to include the entire Howard Street Cemetery. Today only the old burial ground section is included in the district. After review by the Massachusetts Historical Commission and discussions with Northborough’s DPW Director, it was decided that the better approach would be to have the cemetery listed in the National Register of Historic Places and not as part of a Local Historic District.

Since being reactivated, the commission has worked with property owners to minimize changes from the street view due to restorations and upgrades. Some examples of projects reviewed and accepted include: installing new porch railings to meet safety codes, new window installations for the Unitarian Parish Hall, steeple restoration and new handicap access ramp for the Unitarian Meeting House.

REFERENCES:

- LHDC-1** Massachusetts General Law, Chapter 40C, The Massachusetts Historic Districts Act
- LHDC-2** Northborough By-Law, Chapter 1-60, Historic District Commission
- LHDC-3** In the "Preliminary Report of the Northborough Historic District – Study Committee" December 11, 1970
- LHDC-4** Worcester Sunday Telegram, March 28, 1971
- LHDC-5** In the "Preliminary Report of the Northborough Historic District – Study Committee" December 22, 1972
- LHDC-6** Northborough Star, March 29, 1973
- LHDC-7** Pipelines by Don Cookson, March 22, 1973 (newspaper reference missing, from the Northborough Historical Society files)
- LHDC-8** Minutes of the Northborough Historic District Study Committee, April 5, 1973.
- LHDC-9** Town Meeting Records for April 9, 1973, Article 34, Reconsidered April 23, 1973
- LHDC-10** Middlesex News, July 16, 1979
- LHDC-11** Town Meeting Records for April 29, 2014, Article 35
- LHDC-12** Town Meeting Records for April 27, 2015, Article 51

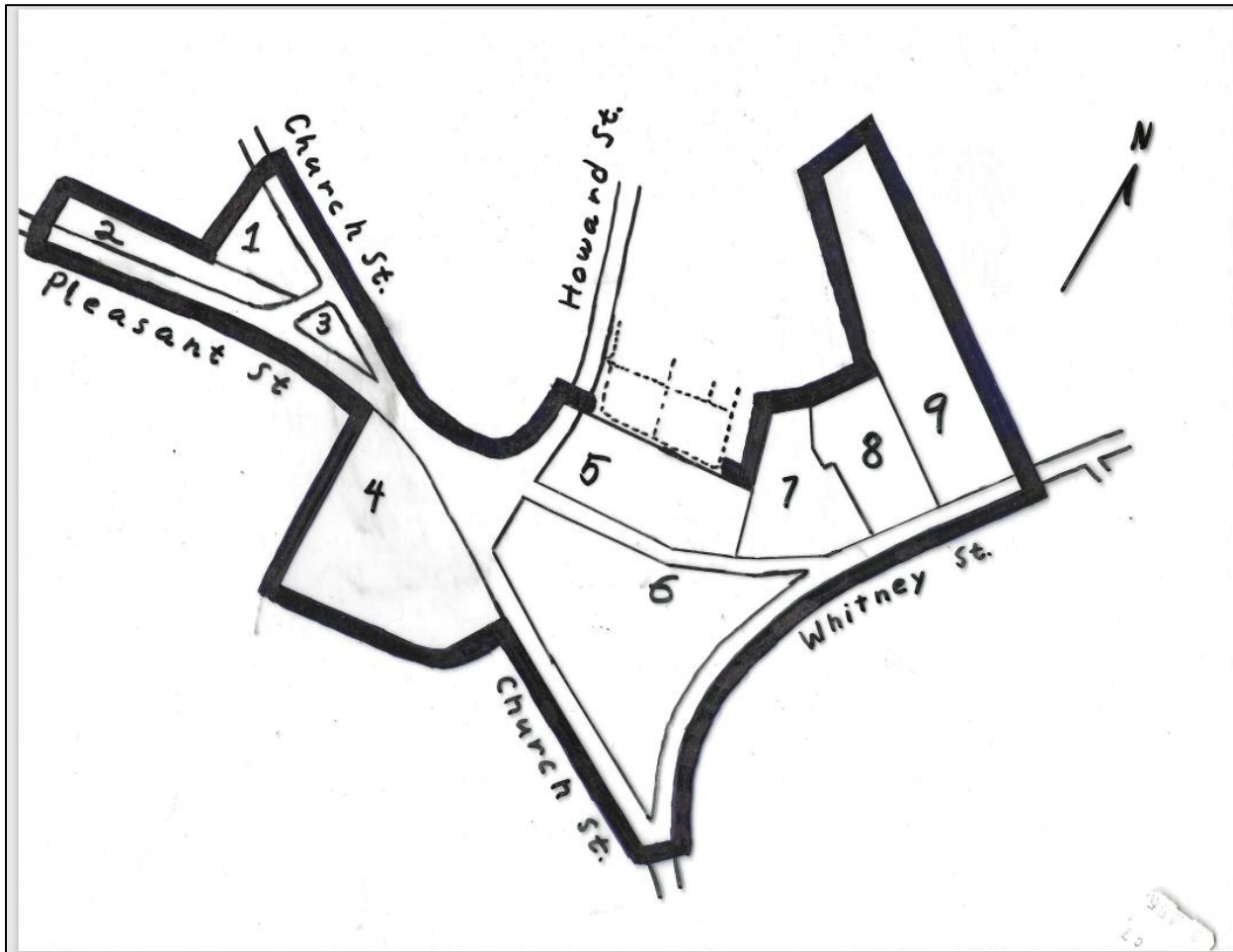
Figure LHDC-1 Proposed Main Street Local Historic District - 1971



Some notes regarding this 1971 plan:

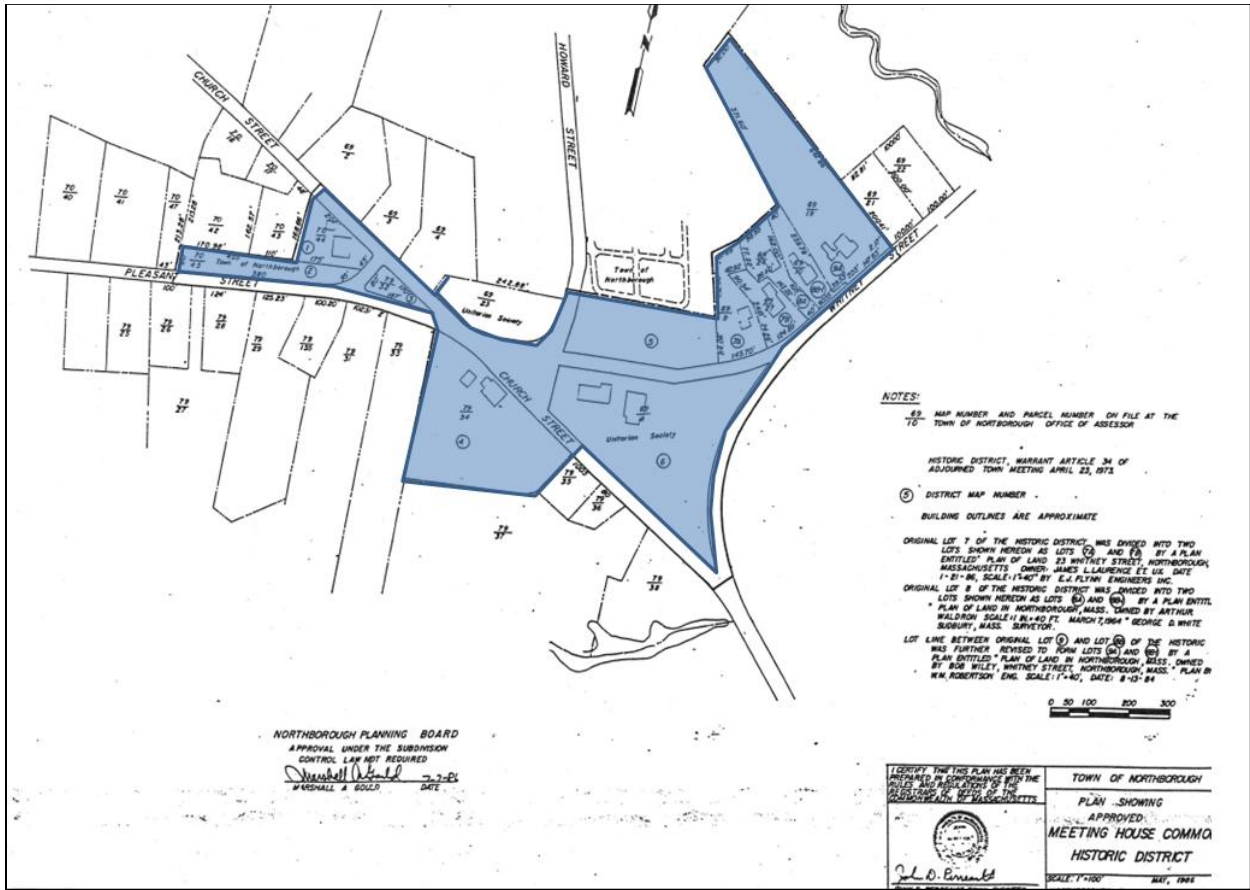
- It contained 35 properties all one lot deep from Main Street
- It contained one property (Grange Hall / Central District School) on School Street
- At town meeting the Town Hall (1868) was removed from the proposed district
- It failed to pass by 3 votes

Figure LHDC-2 Proposed Meeting House Common Local Historic District – 1973



- 1 - Originally the Evangelical Congregational Meeting House. It was turned into a private residence.
- 2 & 3 - The Old Militia Training Ground
- 4 - Original home and school of Town Minister Dr. Joseph Allen
- 5 - Old Burial Ground (1750)
- 6 - Site of the original (1775), second (1809) and current (1952) Meeting Houses. Also on the site was the original Town Hall and High School.
- 7 - Part of the Wilder Bush Estate. Mr. Bush was a wealthy entrepreneur in Northborough
- 8 - The Wilder Bush Mansion
- 9 - The Gideon Hayward / Daniel Holbrook Home. It can be dated back to about 1755

Figure LHDC-3 Revised Meeting House Common Local Historic District – 1986 (in blue)



- Modifications from 1973 include:
- Dividing Lot 7 into two lots (A & B).
 - Building a new duplex on lot 7A
 - Dividing Lot 8 into two lots (A & B)
 - The map shows a shift in the property line for lot 9 to include a portion of Lot 8. However this planned property transfer was never executed.

Figure LHDC-4 Newspaper article from the early 1980s regarding modifications to the duplex to be built within the Historic District. (On file at the Northborough Historical Society. Neither the newspaper nor the date were documented)



...

5.4) History of Northborough’s Community Preservation Act

The Community Preservation Act (CPA) allows communities to create a Local Community Preservation Fund for open space protection, historic preservation, affordable housing and outdoor recreation. It was signed into law by Governor Paul Cellucci and Lieutenant Governor Jane Swift on September 14, 2000 ^(CPA-1).

The CPA monies come from two sources:

- Raised locally through the imposition of a surcharge on the tax levy against property within the community
- Funding from a state trust fund derived from a surcharge placed on all real estate transactions at the state's Registries of Deeds. The surcharge for most documents filed at the Registries is \$50 ^(CPA-2). The state initially matched the town funding dollar for dollar, however, as the popularity of the CPA funding mechanism has grown, the state matching has been significantly reduced.

Northborough proposed a 1.5% surcharge on property tax values over \$100,000. Low income residents are exempt from the surcharge. CPA funding was accepted in Northborough in 2005 by first approving it at Town Meeting ^(CPA-3) and then passing it at the ballot box. These funds have been a godsend for historic preservation in Northborough. In 2006, the first two Historical Preservation projects were funded, one for historic restorations at the Town Library and the other for a Historical Assets Inventory. As of 2020, just over \$3.1 million dollars have been used for historic preservation projects. Without CPA funding these projects would not have occurred. Table CPA-1 is a summary of historic preservation projects funded to date. Table CPA-2 contains a detailed list of all historical preservation projects funded at town meetings. The lists do not include the preservation and reuse of the old Gale Store, which although having a historic preservation nature to the project, it was financed with CPA Affordable Housing funds.

In 2016, a “Community Preservation Plan” was prepared for the Town of Northborough. It reviewed Preservation Projects funded to date and recommends areas for future funding ^(CPA-4). Recommendations for future history-based projects include; preparing a Historic Preservation Plan, continuing to repair and restore historic grave markings, and the preservation of documents and photographs (especially those within the Historical Society’s collections).

Several Examples of Previous Historic Preservation Funding:

- Purchasing Daniel Wesson’s summer home (White Cliffs). This includes purchasing the property for \$1.75 million with an additional \$650,000 to cover anticipated evaluation and maintenance expenses for a total of \$2.4 million
- Projects involving the restoration and preservation of historic buildings including: the Gale Library, Town Hall (old high school), the Historical Society Building (old Baptist Church) and the First Parish Unitarian Universalist Church for a total of \$964,000.
- Improvements and evaluations of the Howard Street and Brigham Street Burial Grounds including: inventorying, cleaning and repairing gravestones, installing new signage and using Ground Penetrating Radar (GPR) to identify burial sites for a total of \$118,000.
- Preserving and digitizing old town vital records (birth/death/marriage) and Town Meeting records. This included deacidifying paper documents, placing the records in archive quality mylar sleeves and binding them for a total of \$152,000.

REFERENCES:

CPA-1 Mass General Law 44B – Community Preservation

CPA-2 Community Preservation Coalition website: [What is the CPA Trust Fund? | Community Preservation Coalition](#)

CPA-3 Northborough Town Meeting, April 26, 2005, Article 30

CPA-4 “Town of Northborough Community Preservation Plan - 2016”, prepared by the Central Mass Regional Planning Commission, Worcester MA. [Town of Northborough Community Preservation Plan 2015](#)

Table CPA-1 Community Preservation Act Funding for Historic Preservation

PROJECT	TOTAL \$ AUTHORIZED	NUMBER OF CPA REQUESTS	SPONSOR
Purchase of Daniel Wesson Mansion (White Cliffs)	\$ 2.4 million ^(#)	1	Historic District Commission
Town Hall/Old High School Restorations	\$ 607.5k	4	Town Administrator
Library Restorations	\$ 174k	3	Library Director
Town Document Preservation	\$ 152k	4	Town Clerk
Cemetery Related Preservation	\$ 118k	7	Historic District & Cemetery Commissions
Unitarian Church Restorations	\$ 106k	2	Unitarian Church
Historical Society /Old Baptist Church Restorations	\$ 77.2k	4	Historical Society
Historic Assets Inventory	\$ 60k	2	Historic District Commission
Historic Bridge Evaluation	\$ 50k	1	Historic District Commission & DPW
Education – Historic Signage	\$ 33.7k	6	Historic District Commission
TOTAL	\$3,120,950		

(#) \$1.7 million will be paid over 10 years

Table CPA-2 Historic Preservation CPA Funding authorized at Town Meeting

- a. Town Meeting – 2006
 - i. Article 38: Renovations in the 1894 section of the Town Library, \$50,000 **PASSED**
 - ii. Article 39: Phase-I of Historic Assets Inventory, \$30,000 **PASSED**
- b. Town Meeting – 2007
 - i. Article 34: Phase-II of Historic Assets Inventory, \$30,000 **PASSED**
 - ii. Article 35: into Historic Reserve, \$80,000, **PASSED**
 - iii. Article 36: Restoration/Replacement of the Town Hall Gym, \$52,500 **PASSED (project on hold)**
- c. Town Meeting – April 2008
 - i. Article 33: for preservation of Town Records, Phase-I, \$35,000, **PASSED**
 - ii. Article 34: for Historic District Signage, \$2000, **PASSED**
 - iii. Article 35: for the Historical Society exterior handicap ramp and restroom, \$20,000. **PASSED**
 - iv. Article 36: into Historic Reserve, \$80,000, **PASSED**
- d. Town Meeting – 2009
 - i. Article 33: for preservation of Town Records, Phase-II, \$35,000 **PASSED**
 - ii. Article 34: for preservation, rehabilitation and restoration of Town Hall, \$15,000, **PASSED**
 - iii. Article 35: into Historic Reserve, \$20,000, **PASSED**
- e. Town Meeting – 2010
 - i. Article 30: for preservation, rehabilitation and restoration of Town Hall, \$190,000, **PASSED**
 - ii. Article 31: for preservation of Town Records, Phase-III, \$52,000 **PASSED**
 - iii. Article 32: for the Historical Society kitchen renovations & interior handicap access, \$30,000. **PASSED**
 - iv. Article 33: into Historic Reserve, \$100,000, **PASSED**
- f. Town Meeting -2011
 - i. Article 37: Church Street Bridge over Cold Harbor Brook restoration evaluation, \$50,000, **PASSED**
 - ii. Article 38: into Historic Reserve, \$52,000, **PASSED**
 - iii. Article 39: of John Brigham Mill Site Signage, \$1500, **PASSED**

- g. Town Meeting – 2012
 - i. Article 37: for preservation, rehabilitation and restoration of Town Hall, \$350,000, **PASSED**
 - ii. Article 39: Historical Society for repair and restoration of the 1874 George Stevens Pipe Organ, \$7,200, **PASSED**
 - iii. Article 40: for inventory and assessment of colonial era gravestones at Howard Street Cemetery and Brigham Street Burial Ground: \$5000, **PASSED**
 - iv. Article 41: into Historic Reserve, \$50,000, **PASSED**
- h. Town Meeting – 2013
 - i. Article 39: for two historic Markers, Assabet Hill and Wachusett Aqueduct, \$4000, **PASSED**
 - ii. Article 40: into Historic Reserve, \$50,000, **PASSED**
 - iii. Article 41: for preservation of Town Records, Phase-IV, \$30,000 **PASSED**
- i. Town Meeting – 2014
 - i. Article 48: Howard Street Burial Ground, Howard Street Cemetery and Brigham Street Burial Ground Signs, \$5000, **PASSED**
 - ii. Article 49: Burial Ground Headstone and Footstone Restoration, \$70,000, **PASSED**
 - iii. Article 50: Funding into Historic Reserve, \$75,000, **PASSED**
- j. Town Meeting – 2015
 - i. Article 53: Four Historic Markers, Chapinville, Assabetville, Woodside, and Peter Whitney Parsonage, \$15,500, **PASSED**
 - ii. Article 54: Ground Penetrating Radar for Brigham Street Burial Ground, \$20,000, **PASSED**
 - iii. Article 55: Funding into Historic Reserve, \$22,500, **PASSED**
- k. Town Meeting – 2016
 - i. Article 35: Funding for 2 historical markers, First Parish Church & MLB Pitcher Mark Fidrych, \$4900, **PASSED**
 - ii. Article 36: Old Brigham Street Burial Ground property line survey, \$2000, **PASSED**
 - iii. Article 37: Restoration of Unitarian Church Steeple and add handicap ramp, \$54,000, **PASSED**
 - iv. Article 42: Purchase of White Cliffs Mansion, \$2.4million, **PASSED**, (by the required 2/3rd vote; Yes 218, No 67)
- l. Town Meeting – 2017
 - i. Article 45: Funding into Historic Reserve, \$55,000, **PASSED**
 - ii. Article 55: White Cliffs Debt Service, **PASSED OVER** (not yet under town ownership)
- m. Town Meeting – 2018
 - i. Article 27: Restoration and Repairs to the historic section of the Gale Library, \$53,000, **PASSED**
 - ii. Article 29: First Parish Unitarian Universalist handicap ramp, \$52,000, **PASSED**
 - iii. Article 53: 1st White Cliffs Debt Payment, \$255,000, **PASSED**
- n. Town Meeting – 2019
 - i. Article 21: for two Interpretive signs, one at each Burial Ground, \$8,000, **PASSED**
 - ii. Article 22: for two Historic Markers, Cold Harbor Brook & Gale Store, \$5,800, **PASSED**
 - iii. Article 25: 2nd White Cliffs Debt Payment, \$255,000, **PASSED**
- o. Town Meeting – 2020
 - i. Article 33: 3rd White Cliffs Debt Payment, \$255,000, **PASSED**
 - ii. Article 34: Northborough, Gale Library, for repairs and restoration, \$71,002, **PASSED**
 - iii. Article 35: Howard Street Burial Ground and Cemetery Nomination for National Register of Historic Places, \$8000, **PASSED**
- p. Town Meeting – 2021
 - i. Article 24: Exterior Preservation and Painting of Historical Society Building, \$20,000 **PASSED**
 - ii. Article 25: 4th White Cliffs Debt Payment, \$203,780 **PASSED**

5.5) History of the Northborough Historical Society

The Northborough Historical Society is a private, non-profit organization unlike the Northborough Historical Commission and the Northborough Historic District Commission which are part of Northborough's government. The Historical Society has been an important institution for the preservation and teaching of Northborough history since its founding in 1906. Reverend Josiah C. Kent provided the initial spark for this organization which held its first meeting at the home of Gilman and Lena Howe on November 22, 1906. Their home still stands today at 35 Whitney Street and has been nominated to the National Register of Historic Places. Rev. Kent stated: "*The facts of Northborough history should be collected and thus preserved from oblivion*" ^(HS-1). After several relocations of the Northborough Historical Society headquarters, they were able to purchase the unused Baptist Church building on Main Street in 1960. The building was listed in the National Register of Historic Places in 2016. The main floor of the church became their museum with the lower level their function room and kitchen. An addition was added to house their extensive archives in 1965.

Since their beginning, the society has been very active within the community. Society members played a key role in establishing Northborough's Historical Commission in 1969 and reactivating it in 2002. Over the years, they have sponsored community meals, visited schools to present history programs and were very active in the United States' 200th anniversary and Northborough's 150th, 200th and 250th celebrations. Today they have monthly history programs that are free to the public and give tours of the museum to elementary school children and youth groups. The museum is open to the public on Sundays during the spring and fall seasons at no charge. Every month members receive a copy of the "*Hourglass*" newsletter containing local history articles plus society news. Their archive is a valuable resource to the community and is used by their historian to answer inquiries regarding local history and genealogy. One important activity of the society is the publication of books and pamphlets regarding local history. Robert Ellis, their recently retired historian, has been very active in documenting Northborough history. [Table HS-1](#) lists some publications and booklets authored by Historical Society members about different aspects of Northborough life.

TABLE HS-1 Selected Publications by Northborough Historical Society Members

- "*To Celebrate Our Town: The First One Hundred Years of the Northborough Historical Society*", Ellis, Robert P., et al. (2005)
- "*Northborough in the Civil War – Citizen Soldiering and Sacrifice*", Ellis, Robert P. (2007)
- "*Images of America: Northborough*", Arcadia Press, Racine, Ellen and Ellis, Robert P. (2000).
- "*Northborough Through Time*", Fonthill Media, Racine, Ellen (2015)
- "*Northborough Notables: Brief Accounts of Eleven Accomplished Persons*". Ellis, Robert P. (1997)
- "*The Indian History of Northborough*", Pease, Charles Stanley, presented in 1907, published (1980)
- "*Not Quite a Genius: From Nova Scotia to Northborough with Thomas H. Blair*", Ellis, Robert P. (2003)
- "*The Northborough Lyceum*", Ellis, Robert P. (2001)
- "*Alice Kimball 's Northborough*", Ellis, Robert P. (1998)
- "Walking Tour of Downtown Northborough." (1994)
- "*200th Anniversary, Town of Northborough 1766-1966*" (1966).

REFERENCES:

HS-1 *To Celebrate Our Town: The First One Hundred Years of the Northborough Historical Society*, Ellis, Robert P., et al. (2005), p.14

5.6) History of Open Space Preservation

In Northborough, the Open Space Committee has been active for many years; it is a subcommittee of the Conservation Commission. They are responsible for the identification and preparation of proposals for properties to be acquired by the town for open space and/or recreational use. **Table OS-1** lists the ownership of open space lands within Northborough.

The Open Space Committee considers several methods for open space preservation, including but not limited to grants, bargain sales, donations, and conservation restrictions ^(OS-1). Private lands, including those owned by nonprofit organizations, can also be protected in perpetuity through conservation restrictions, agricultural preservation restrictions, historic preservation restrictions, or wetlands restrictions. This committee works closely with the Sudbury Valley Trustees (SVT) who can hold the preservation restrictions. The purpose of SVT is “to ensure that no unapproved development or other activity takes place on the land” ^(OS-2). Chapter 3.3 of this document summarizes the various laws used for preserving Open Spaces.

As detailed in chapter 5.6 of the “2020 Northborough Open Space and Recreation Plan” ^(OS-3), these laws have been successfully used in Northborough for many years to protect open space parcels. Much of the open space preserved in Northborough is associated with old colonial farm lands, meadows and wood lots. Chapter 6 of this document contains information regarding the status of protected lands in Northborough.

REFERENCES:

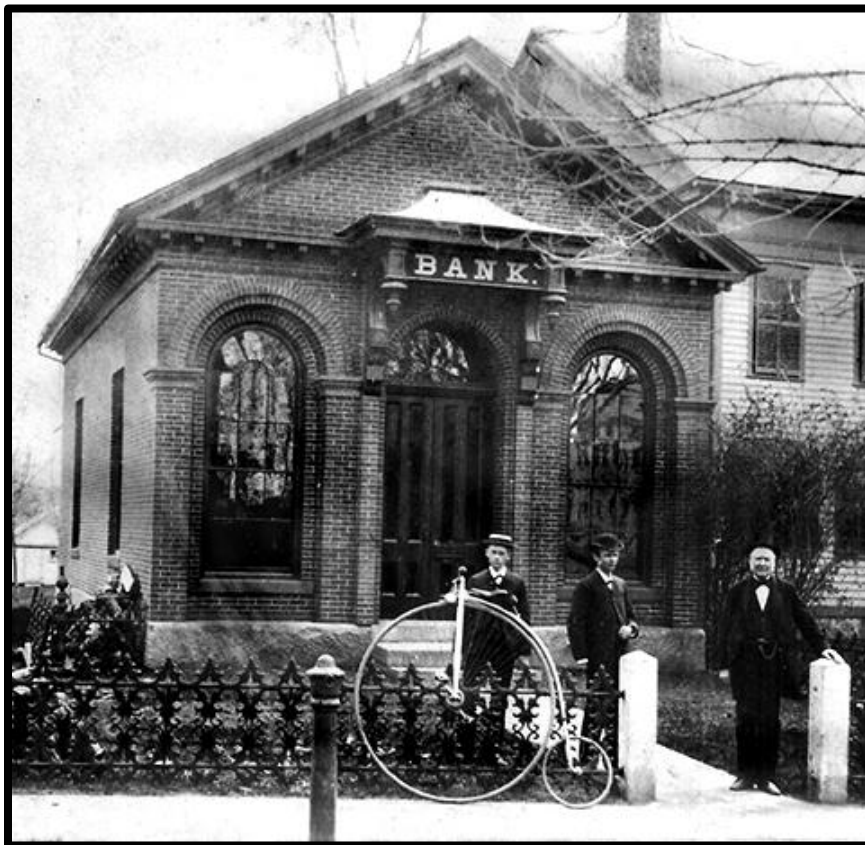
- OS-1** Northborough Open Space Committee webpage, <https://www.town.northborough.ma.us/open-space-committee>
- OS-2** Sudbury Valley Trustees webpage, [Land Protection | Sudbury Valley Trustees \(svtweb.org\)](http://Land Protection | Sudbury Valley Trustees (svtweb.org))
- OS-3** Northborough Open Space and Recreation Plan (2020), <https://www.town.northborough.ma.us/open-space-committee/pages/northborough-open-space-recreation-plan-2020-update>

Table OS-1 Open Space Ownership within Northborough per the 2020 Open Space Plan ^(os-3)

Ownership	Mass GIS Acreage	Percentage
Nonprofit	179.45	5.56%
Municipal	766.64	23.75%
Private	690.35	21.39%
State	1,423.29	44.09%
Other	168.23	5.21%

Chapter 6

Current Status of Historic Preservation and Recognition



**Northborough Bank, Built in 1853
The First Bank in the Local Vicinity
(Photo courtesy of the Northborough Historical Society)**

Introduction - This chapter reviews the status of Northborough’s historic properties as of January 31, 2021. Northborough has properties listed on the “National Register of Historic Places”, protected as part of a “Local Historic District” or protected with a “Preservation Restriction”. In addition, properties listed in the Massachusetts Cultural Resource Information System (MACRIS) database can be protected with a six month demolition delay to explore options to avoid demolition. The town also has archeological sites listed and protected by the Massachusetts Historical Commission. The Northborough Open Space Committee has been very active in obtaining conservation restrictions on lands which were originally colonial farmlands, pastures, woodlots or open meadows. Many markers are located around town that recognizes historic locations. There are protections for stone walls and one historic dam. Finally, the status of several town and state owned historic properties are reviewed with an eye for future preservation.

National Register of Historic Places - The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, *“The National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources”* ^(CS-1). **Table CS-1** contains all the properties in Northborough that were or are listed on the National Register.

Massachusetts Cultural Resource Information System (MACRIS) - The Massachusetts Historical Commission established and maintains the MACRIS database with information on historic assets and areas in the Commonwealth ^(CS-2). **Appendix D** contains the Northborough properties listed in MACRIS, altogether there are 321 buildings and 18 structures listed. MACRIS Maps is an additional tool offered by MHC to allow users to search the MACRIS database by location ^(CS-3). **Figure CS-1** is a map showing their locations in Northborough.

Local Historic Districts - In 1960, a statewide enabling statute, known as the “Historic Districts Act, Massachusetts General Law, Chapter 40C”, was enacted to empower municipalities to establish local historic districts ^(CS-4). Currently Northborough has two Local Historic Districts: The Meeting House Common District established in 1973 and the Peter Whitney Parsonage District established in 2014. **Table CS-2** contains information on the properties lying within Northborough’s two Local Historic Districts. **Figure CS-2** is a map of the Meeting House Common District.

Historic Preservation Restriction - Historic Preservation Restrictions are the most effective means of preserving a historic property. These restrictions are very comprehensive and can include specific exterior and interior features. **Table CS-3** contains information on the two Northborough properties that have “Historic Preservation Restrictions” placed on them.

Demolition Delay - Northborough’s “Demolition Delay By-Law” (**Appendix G**) allows placing a six-month demolition delay on buildings and structures listed in the “Massachusetts Cultural Resource Information System (MACRIS)” and deemed Historically or Architecturally “Significant” by the Northborough Historic District Commission. The purpose of this delay is to work with the owner to find alternative options to total demolition.

Archaeological Sites - Northborough has more than two dozen archaeological sites that are on record with the Massachusetts Historical Commission ^(CS-5, 6). The Commonwealth maintains confidentiality of the location and content of these sites for reasons of protection and preservation. Information can be obtained on a need-to-know basis by contacting the state archeologist at the Massachusetts Historical Commission.

Scenic Road & Stone Wall Protection - The town of Northborough has a “Scenic Roads” by-law ^(CS-7) (**Appendix H**), with the purpose of reviewing road work that would require the removal of trees or the destruction of stone walls. The goal is to minimize changing the scenic nature of the road. **Table CS-4** list the roads designated as scenic. Massachusetts

General Law ^(CS-8) has a modest fine for the removal of stone walls. There have been recommendations to increase the fine from \$10 to \$500, but penalty changes have not yet been made by State Legislature.

Open Space Protection - As noted in "Chapter 5.6, Open Space Preservation History" within this plan, the Northborough Open Space Committee (OSC) has been very active in obtaining conservation restrictions on many lots that were originally colonial farmlands, pastures, meadows and woodlots. The OSC's recent planning document contains many details regarding their open-space preservation plans ^(CS-9). There are three categories of open space protection: Permanent Protection, Limited Protection and Unprotected.

- Permanently protected lands under Article 97 of the Commonwealth of Massachusetts Constitution ^(CS-10) are listed in [Table CS-5](#). A Total of 2,282.29 acres in Northborough are protected this way. Farm lands can be permanently protected under the Agricultural Preservation Restriction (APR) program. [Table CS-6](#) lists the three farms enrolled in this program.
- Limited protection can be obtained under Massachusetts General Laws 61, 61A, 61B ^(CS-11, 12, 13). Chapter 61 is for forested lands, Chapter 61A for agricultural and horticultural lands and Chapter 61B is for recreational lands. Parcels protected by these laws are shown in [Table CS-7](#). A detailed listing of the specific ownerships for these lands can be found in Table 5.4 of the Open Space 2020 Plan ^(CS-9).
- Unprotected spaces are preserved by the current owner per their own wishes. As there is no formal protection, a subsequent owner could consider developing the land.

Historic Marker Recognitions - Historic site markers and war memorials are located throughout Northborough. Lists of these markers and memorials are given in [Table CS-8](#) and [Table CS-9](#). These lists do not include the many markers dedicated to individual war veterans nor associated with influential Northborough citizens.

Historic Dams - The Town of Northborough has several dams that were built in the 1700s and 1800s. Most were built to supply water power to mills and others were built to create reservoirs. Many of these dams still retain a pond behind them. The only dam protected from demolition is the Assabet River Dam located adjacent to the south side of Route 20. It can be protected with a 180 day demolition delay because it is listed in the MACRIS Inventory database as NBO.907.

Historic Town and State Owned Properties - The Town of Northborough owns several historic properties and historic lands that decisions are needed for future use. In addition, the State of Massachusetts owns lands associated with the old Westborough State Hospital grounds located in Northborough. The current statuses for these properties are detailed below.

- 167 Main Street, *White Cliffs*- The White Cliffs shingle style mansion completed in 1886, was originally built for Daniel Wesson of Smith & Wesson fame as a summer home. An overview of the architecture with a brief history of the property can be found in a November 2015 report ^(CS-14). Early and more recent photographs are shown in [Figures CS-3 and CS-4](#). The Town of Northborough was authorized to purchase the property at the April 2016 Town Meeting. The purchase was completed in September 2017 after an underground oil tank leak was remediated. The driving force for the town purchase was the imminent plans to demolish the building. A White Cliffs Committee was formed in 2018 and includes a representative from the Historic District Commission. A full assessment of the property including potential reuse options was conducted by the architectural firm DVBW and completed in December 2020 ^(CS-15). The assessment included evaluating current conditions (structural integrity, code status, HVAC, plumbing and electrical), generating a full set of floor plans, updating the property history and reviewing potential reuse options.

The current plan is to have a Request for Proposal (RFP) prepared in 2022, that will solicit partners for restoration of the mansion and development of the 7.0-acre site. In addition, the property will be included in the future Town Hall Feasibility Study, authorized in Article 13 at the July 2020 Town Meeting.

- 13 Church Street, 1929 Fire Station – This building (Figure CS-5) was the Northborough fire station from 1926 to 1976. During the 1950s and 1960s, it also housed the Police Department. It has been vacant for many years. At the July 2020 Town Meeting, Article 26 approved the authorization to sell the property. As of December 2021, no sale has occurred.
- 4 West Main Street, Rebuilt Old Town Hall – This building (Figure CS-6) is a replica of the original building which was built in 1867 and destroyed by fire in 1985. The property has been under private ownership since the early 1980s, with the town having the option to repurchase it in the early 2020s. It has had a difficult time being occupied by long-term successful businesses. The building will be included as part of the future Town Hall Feasibility Study, authorized in Article 13 at the July 2020 Town Meeting.
- 63 Main Street, Old Frasier High School - This is the current Town Hall (Figure CS-7). It is located in the old high school built in 1939 and has been recommended to be nominated into the National Register of Historic Places. Today the building no longer meets the modern needs of the community. It is clear that significant upgrades and modernization will be required to continue using the building as a Town Hall. The property will be included as part of the future Town Hall Feasibility Study, authorized in Article 13 at the July 2020 Town Meeting. If vacated, a reuse committee will need to investigate future options.
- Westborough State Hospital Grounds in Northborough – There are 307 acres of the old State Hospital grounds in Northborough. The Massachusetts Division of Capital Asset Management and Maintenance (DCAMM) is planning to demolish fifteen buildings on this site in 2022. Four of the buildings were reported as contributing elements to the National Register of Historic Places listing of the original entire Westborough State Hospital facility. A large barn and piggery facility on this site were demolished in 2011. Figure CS-8 is Chauncy Hall, which was used as a dormitory for the farm workers when the State Hospital had a large farming component. DCAMM is planning to build an office and maintenance facility on about 9 acres near the Chauncy Hall site. It is unclear what the future status of the remaining 298 acres will be. Some acreage is currently assigned to the Massachusetts Division of Fisheries and Wildlife (MassWildlife). The Historic District Commission has requested details regarding future use of the property and whether there might be an option for the Town of Northborough to purchase any.
- Boundary Street, Open Space Lands - The Town of Northborough owns 33 acres of “vacant land” and 25 acres for possible “sewer development”, near the intersection of Boundary Street and Main Street (Route 20). Much of this property was farmland, owned by the Bartlett family as far back as the early 1700s. This property includes the old Stirrup Brook barn (Figure CS-9). The locations of the town-owned lands are shown in Figure CS-10. Currently, the “Old Farm Trail” walking trail traverses some of the property. There are many opportunities for reuse of this historic land, including conservation land and possible affordable housing.
- 11 Pierce Street, Current Fire Station- The current fire station is shown in Figure CS-11 and was built about 1975. Using the current state guideline that buildings over 50 years old should be considered for inventoring as historic assets, this building will meet the criteria in 2025. It will be vacant when the new fire station is built. A committee will be necessary to address reuse options.

REFERENCES:

- CS-1** National Register of Historic Places website:
[National Register of Historic Places \(U.S. National Park Service\) \(nps.gov\)](https://www.nps.gov/)
- CS-2** Massachusetts Cultural Resource Information System (MACRIS) website: [mhc-MACRIS.net](https://mhc-macris.net)
- CS-3** MACRIS Maps website: [MACRIS Maps \(mhc-macris.net\)](https://mhc-macris.net)
- CS-4** *“Establishing Local Historic Districts”*, published by the Massachusetts Historical Commission
- CS-5** Massachusetts Historical Commission Website:
[Massachusetts Historical Commission \(state.ma.us\)](https://www.state.ma.us/mhc/)
- CS-6** Town of Northborough 2020 Master Plan:
<https://www.town.northborough.ma.us/planning-department/pages/master-plan>
- CS-7** *“Scenic Roads”* Chapter 2-52 in the Northborough Town Municipal Code
- CS-8** Massachusetts General Law Chapter 266, § 105
- CS-9** Northborough Open Space and Recreation Plan (2020):
<https://www.town.northborough.ma.us/open-space-committee/pages/northborough-open-space-recreation-plan-2020-update>
- CS-10** Commonwealth of Massachusetts Constitution , *Article 97* (1972)
- CS-11** Massachusetts General Law 61, *“Classification and taxation of forest lands and forest products”*.
- CS-12** Massachusetts General Law 61A – *“Assessment and taxation of agricultural and horticultural land”*
- CS-13** Massachusetts General Law 61B - *“Classification and taxation of recreational land”*
- CS-14** *“Architectural and Historical Information on Daniel Wesson’s White Cliffs Mansion in Northborough”*, Normand Corbin (2015)
<https://www.town.northborough.ma.us/white-cliffs-committee/files/white-cliffs-architecture-and-history-2015>
- CS-15** *“White Cliffs Mansion Assessment and Reuse Study”*, DBVW Architects, (2020)
<https://www.town.northborough.ma.us/white-cliffs-committee/files/dbvw-white-cliffs-assessment-and-reuse-study-final-presentation-0>

Table CS-1 National Register Listings in Northborough

LISTING	LOCATION	YEAR LISTED	STATUS
Stone Mile Marker, (Installed 1760s)	East Main Street	1971	Listed , Recently cleaned and repaired
Town Hall, (Built 1867)	4 West Main Street	1972	Destroyed by fire in 1985. Replica built in late 1980s
Wachusett Aqueduct, Linear District, (Built 1896-1897)	4 miles through Northborough	1990	Listed Now part of Northborough's walking trails
Piggery, (Built 1890)	Westborough State Hospital Grounds	1994	Demolished in 2011
Large Barn, (c. 1918)	Westborough State Hospital Grounds	1994	Demolished in 2011
Chauncy Hall, (Built 1930)	Westborough State Hospital Grounds	1994	To be Demolished in 2022
Storage Building, (Built 1929)	Westborough State Hospital Grounds	1994	To be Demolished in 2022
Pump Station, (Built 1931)	Westborough State Hospital Grounds	1994	To be Demolished in 2022
Farm Office, (Built 1930)	Westborough State Hospital Grounds	1994	To be Demolished in 2022
Old Baptist Church, (Built 1860)	Main Street	2016	Listed Currently houses the Historical Society
Hayward/ Holbrook Home (c. 1755 / c. 1795)	35 Whitney Street		Nominated in 2021 Waiting for Massachusetts Historical Commission Response
Howard Street Burial Ground (1750) & Cemetery (1837)	At Howard Street & Pleasant Street Ext.		Nomination documentation in process Expected nomination to be filed in 2022
Mary Goodenow Burial Site (1707)	Behind 490 Main Street		Recommended for nomination by the Massachusetts Historical Commission in 2015

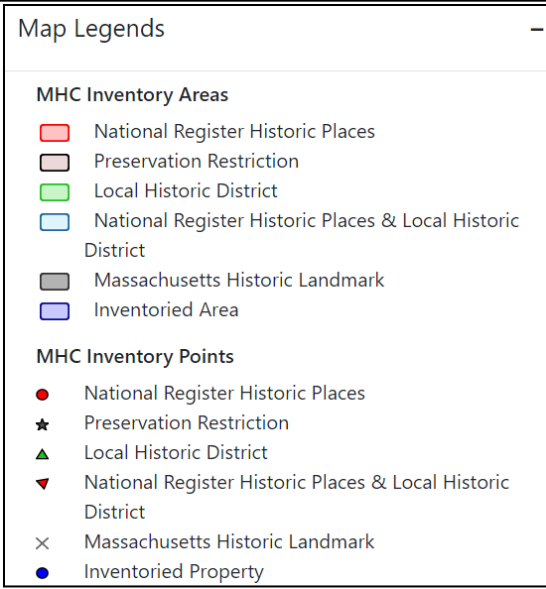
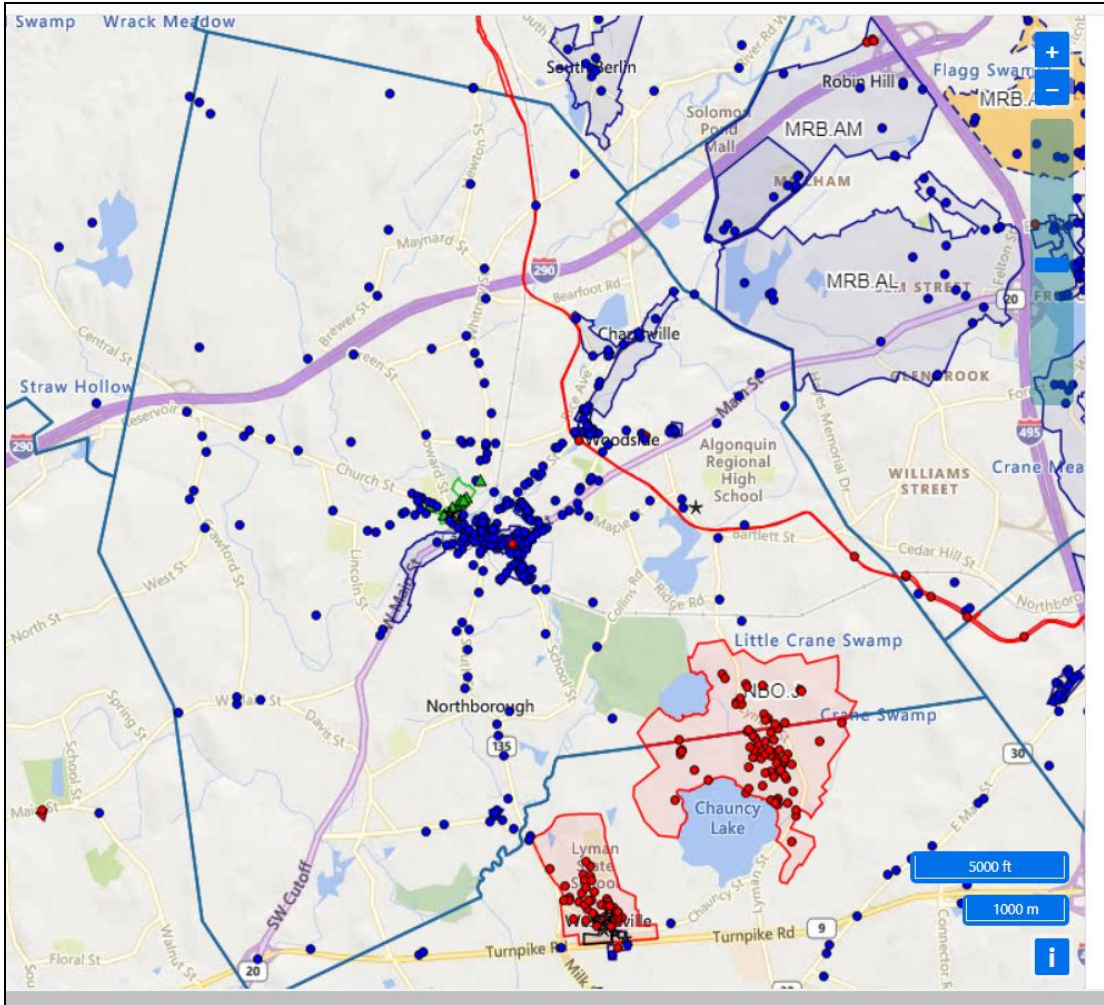


Figure CS-1 MACRIS Map showing location of Northborough Inventoried Historical Assets

Table CS-2 Northborough Properties within “Local Historic Districts”

District and Historic Name	Year Built	Address	Current Status
Meeting House Common District (Established in 1973)			
First Parish Unitarian Universalist - Meeting House	1950 ^(#)	40 Church St.	Active Church
First Parish Unitarian Universalist - Hall	1948 ^(*)	40 Church St.	Active Church Hall
World War I Memorial	1932	40 Church St.	On Church Grounds
Earl P. Taylor - Revere Bell Memorial	1980s	40 Church St.	On Church Grounds
Horse Block	1746	40 Church St.	On Church Grounds
Katherine Hall Osmer - Memorial Grove Memorial	1991	40 Church St.	On Church Grounds
Rev. Allen Parsonage	1817	49 Church St.	Private Residence
First Evangelical Congregational Church	1832	71 Church St.	Private Residence
Minuteman Muster Field	Colonial Era	Corner of Church & Pleasant Sts.	Maintained by the Town
Howard Street Burial Ground	1750	Behind First Parish Unitarian Universalist	Maintained by the Town
Bush / Hilliard Home	circa. 1840	23 Whitney St.	Apartments
Wilder Bush Barn	circa. 1850	25 Whitney St.	Apartments
Wilder Bush Mansion	circa. 1850	27-29 Whitney St.	Apartments
Hayward / Holbrook Home	circa. 1755 / 1795	35 Whitney St.	Private Residence
Peter Whitney Parsonage District (Established in 2014)			
Peter Whitney Parsonage	circa. 1780	62 Whitney St.	Private Residence

(#) = This is a replica of the original Meeting House built in 1808 and destroyed by fire December 22, 1945

(*) = This is a surplus army chapel relocated to Northborough and dedicated June 27, 1948

Table CS-3 Northborough Properties with “Preservation Restrictions”

Property Name	Location	Year Applied	Holder of the Restriction
George L. Chesbro House	103 Bartlett Street	2011	Preservation Worcester Inc.
First Parish Church Unitarian Universalist	40 Church Street	2016	Northborough Historic District Commission

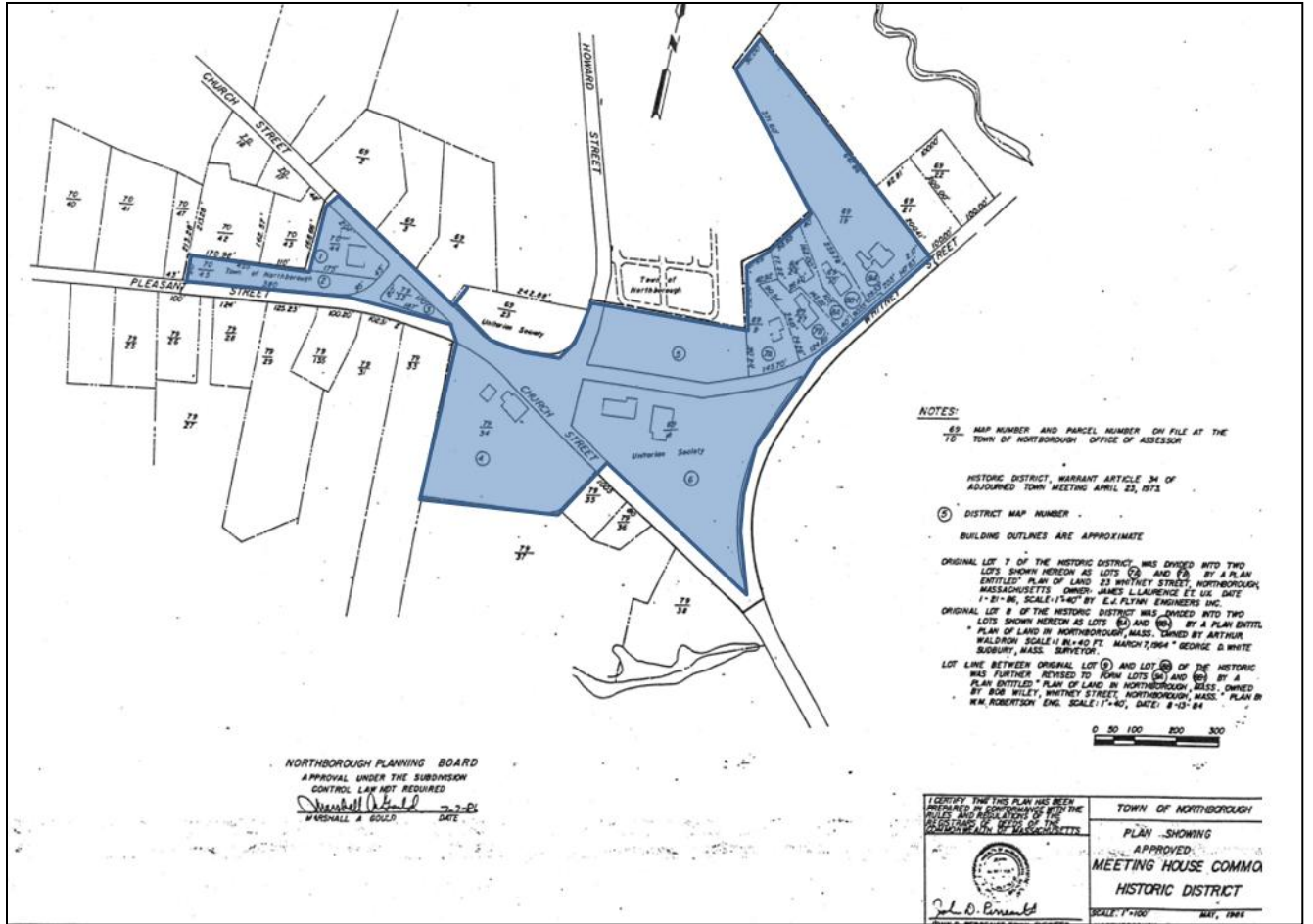


Figure CS-2 Meeting House Common Local Historic District Map (1986)

Table CS-4 Scenic Roads of Northborough

Ball Street	Fisher Street	MacAlister Road	School Street
Brewer Street	Gale Street	Mentzer Avenue	Summer Street
Brigham Street	Green Street	Monroe Street	Washburn Street
Cherry Street	Howard Street	Newton Street	West Street
Church Street	Hudson Street	Pleasant Street	Whitney Street
Crawford Street	Lancaster Drive	Reservoir Street	Winter Street
Davis Street	Maynard Street	Rice Avenue	

Table CS-5 Open Space Protected Under Article 97 per the per the 2020 Open Space and Recreation Plan ^(CS-9)

Protected Under Article 97	
Site Name	Acreage
119 Coburn Street Recreation Area	3.54
119 Colburn Street Conservation Area	9.7
Barefoot Brook Flood Control Site	54.61
Brigham Street Well	40.33
Cedar Hill CR	85.39
Cold Harbor Brook Flood Control Site	240.85
Conservation Area	9.45
Coolidge Circle Conservation Area	9.65
Crawford Street Well	14.69
Davidian Brothers APR	53.83
Davidian Kerop APR	107.19
Eager Woods	4.72
Edmund Hill Woods Conservation Area	70.88
Ellsworth McAfee Park	49.51
Hop Brook Flood Control Site	175.24
Lathorn Farms Conservation Area	2.37
Mount Pisgah Conservation Area	178.02
Mt. Pisgah WCE	18.88
Mt. Pisgah WMA	91.15
Rawstron Woods	22.28
Schunder CR	52.04
Smith Pond Conservation Area	19.41
Sudbury Reservoir Watershed	247.92
Tougas Family Farm APR	19.96
Tougas Farm	49.01
Tyler Flood Control Site	211.3
Wachusett Aqueduct	124.67
Watson Park	33.54
Wayne F. MacCallum WMA	256.88
White Cliffs Conservation Area	1.52
Department of Agriculture Parcel	1.66
Department of Agriculture Parcel	6.53
Department of Agriculture Parcel	5.65
Department of Agriculture Parcel	9.92
Grand Total	2,282.29

Table CS-6 Northborough Farms Protected with Agricultural Preservation Restrictions per the 2020 Open Space and Recreation Plan ^(CS-9)

Owner Name	Property Address	Acres
BALL HILL REALTY LLC	261 BALL STREET 124 BALL STREET	44
DAVIDIAN REALTY LLC	321 BALL STREET 315 BALLSTREET 0 GREEN STREET 150 BALL STREET	161
TOUGAS MAURICE F & PHYLLIS PT	234 BALL STREET	54

Table CS-7 Northborough Lands Protected under Chapter 61, 61A and 61B Restrictions per the 2020 Open Space and Recreation Plan ^(CS-9)

Program	Acres
Chapter 61 (Forest)	210
Chapter 61A (Agricultural)	484
Chapter 61B (Recreation)	361
Total	1055

Table CS-8 Northborough Historic Markers

HISTORIC MARKERS	LOCATION
Assabetville Mills Site (#)	At Assabet River crossing Main Street
Bicentennial Time Capsule	52 Main Street
Boston Post Road Plaque	4 West Main Street
Brigham Street Burial Ground Interpretive Sign (#)	Across from 367 Brigham Street
Brigham Street Burial Ground Marker	Across from 367 Brigham Street
Captain Samuel Wood, Militia Departure Site	97 Main Street
Chapinville Mill Site (#)	Corner of Chapin Court and Hudson Street
Charles Winn Mansion Site	Winn Terrace Cul-De-Sac
Cold Harbor Bridge (#)	At Cold Harbor Brook crossing Church Street
Gale Store Site (#)	39 Main Street
General Henry Knox Trail	63 Main Street
George Washington Memorial Highway	24 West Main Street
Governor John Davis Highway Sign	Main Street near the Marlborough Line
Historic Route 20 Sign	Main Street near the Marlborough line
Howard Street Burial Ground Interpretive Sign (#)	Behind Unitarian Church
Hunt Brothers Shoe Mfg. Site	130 Main Street
John Brigham Saw Mill Site (#)	At Howard Brook crossing Whitney Street
Mark Fidrych (#)	Memorial Baseball Field
Mary Goodenow Gravesite	Trail starting at 490 Main Street Parking Area
Mary Goodenow Tercentenary Sign	Main Street near 490 Main Street
Minuteman Statue	63 Main Street
Mount Assabet (#)	Across from 49 South Street
Muster Field Site	Corner of Church and Pleasant Streets
MWRA Granite markers along the Aqueduct	Several Locations along the Wachusett Aqueduct
Native American Trail (#)	Where the Wachusett Aqueduct crosses Bartlett Street near the Marlborough Line
Paul Revere Bell Site	40 Church Street (Unitarian Church Grounds)
Reverend Luther Rice Birthplace Site	81 Lincoln Street
Reverend Whitney Parsonage Site (#)	62 Whitney Street
Samuel Goodenow Garrison House Site	Near 416 Main Street
Spite House Site	109 Whitney Street
Wachusett Aqueduct Marker (#)	Where it crosses the Assabet River on Hudson Street
Wesson Fountain	4 West Main Street
Woodside Mill Site (#)	200 Hudson Street
(#) = CPA Funded Marker	

Table CS-9 Northborough War Monuments

WAR MONUMENTS	LOCATION
Civil War Monument	45 West Main Street
WW-I War Monument	Corner of Church and Whitney Streets
WW-II , Korean, Vietnam War Monument	Corner of Pierce and Hudson Streets
September 11, Fallen Heroes Monument Marker	Corner of Church and Pleasant Streets
Gulf Wars Monument	45 West Main Street
Veterans Monument	Howard Street Cemetery
Memorial Baseball Fields	East Main Street



Figure CS-3 White Cliffs Mansion, shortly after construction, circa 1886
 (Photo courtesy of the Northborough Historical Society)



Figure CS-4 White Cliffs Mansion, circa 1990s
(Photo courtesy of the Northborough Historical Society)



Figure CS-5 13 Church Street in 2021
(Photo courtesy Susan Licht)



Figure CS-6 4 West Main Street in 2021
(Photo Courtesy Susan Licht)



Figure CS-7 63 Main Street, Current Town Hall, Old High School in 2021
(Photo Courtesy Susan Licht)



Figure CS-8 Chauncy Hall Building on the old Westborough State Hospital grounds in 2021
(Photo Courtesy Susan Licht)



Figure CS-9 Stirrup Brook Farm Barn in 2022 (Photo Courtesy Susan Licht)

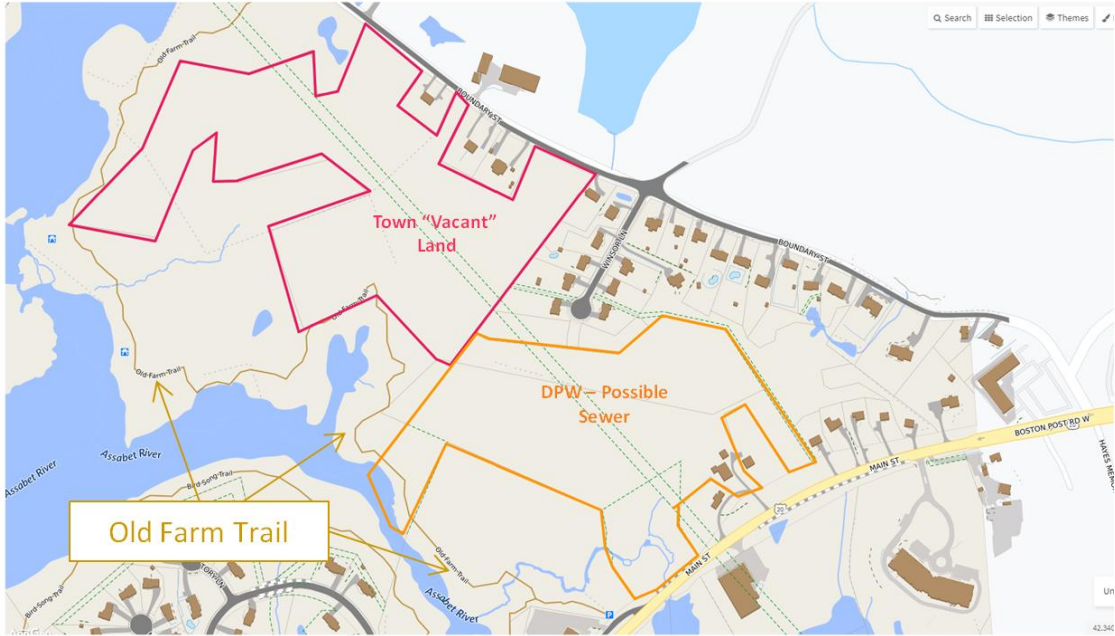


Figure CS-10 From Northborough MIS/GIS Database, October 2021



Figure CS-11 Current Fire Station (Photo Courtesy of Susan Licht)

Chapter 7

Historic Preservation Plan for Northborough - 2022



**Daniel Wesson Summer Mansion “White Cliffs”
West Facing Façade, Shortly after Construction in 1886
(Photo courtesy of the Northborough Historical Society)**

7.1) Introduction

This Northborough Historic Preservation Plan is based on the findings from the 2020 Northborough Master Plan ^(HPP-1). The Master Plan identified **goals** and **recommendations** for future historic preservation. This plan identifies **specific tasks** and the schedule needed to obtain the desired preservation goals.

Time Frames: Ongoing, As needed, Short Term (1-5 years), Mid Term (6-10 years), Long Term (10-15 years)

Green: Master Plan (MP) [Recommendations timing](#)

Purple: Historic Preservation Plan (HPP) [Tasks timing](#)

7.2) Resources

This Historic Preservation Plan was prepared using guidance and information from:

- Northborough Master Plan - 2020 ^(HPP-1)
- Northborough Community Preservation Plan - 2015 ^(HPP-2)
- Northborough Open Space and Recreation Plan - 2020 ^(HPP-3)
- Northborough Phase-I Historic Resources Survey ^(HPP-4)
- Northborough Phase-II Historic Resources Survey ^(HPP-5)
- Massachusetts State Historic Preservation Plan ^(HPP-6)
- Preservation Massachusetts's "Historic Preservation Plan for Cities & Towns" ^(HPP-7)
- Massachusetts Historical Commission's - Northborough Reconnaissance Survey Report ^(HPP-8)
- Massachusetts Historical Commission's – Historic & Archaeological Resources of Central Massachusetts ^(HPP-9)
- Massachusetts Historical Commission's – Archaeological Resources of Northborough Massachusetts" ^(HPP-10)
- Architectural and Historical Information on Daniel Wesson's White Cliffs Mansion ^(HPP-11)
- White Cliffs Mansion Assessment and Reuse Study ^(HPP-12)
- Historic Preservation Plans for Cities and Towns ^(HPP-13)

7.3) Education Needs **(HPP: On-Going)**

Reviewing the challenges of Northborough's prior historic preservation activities, it is clear that a critical need for future preservation is continued education of members of the Historic District Commission, town boards and Northborough citizens. Education of Northborough citizens is critical because significant preservation and recognition approaches require direct citizen participation. For example: the use of Historic Community Preservation Act funding and the installation of Local Historic Districts both require town meeting votes, National Register nominations and Preservation Restrictions are best when the owner of the property requests these protections. The decision to preserve and retrofit a historic home as opposed to a demolition requires property owners and developers to have an interest in preserving history.

The many facets of education include:

- Instilling curiosity and a sense of preservation into the local community
- Continue to learn about the requirements, processes, benefits, and associated costs of historic preservation options for properties including: listing in the National Register of Historic Places, forming Local Historic Districts, and the use of Preservation Restrictions
- Learning about the different public and private historic preservation grant opportunities
- Understanding tax incentive benefits for historic preservation
- Encouraging Historic District Commission members to attend preservation programs sponsored by organizations such as the Massachusetts Historical Commission, Preservation Massachusetts, and the Massachusetts Preservation Coalition, to name a few

7.4) References to the 2020 Northborough Master Plan

The “Natural, Cultural, & Historic Resources” chapter of the 2020 Northborough Master Plan ^(HPP-1) is the basis for this Historic Preservation Plan. When specific references are made to the Master Plan, the Master Plan marking system is used. For example, the reference number **NCH3-2** refers to: the **N**atural, **C**ultural & **H**istoric chapter of the Master Plan, Goal #**3** and Recommendation #**2**. The Master Plan identifies general historic preservation **goals** and **recommendations**, whereas this Historic Preservation Plan identifies **specific tasks** that should be accomplished to attain the preservation goals. The goals and recommendations along with the responsible organizations documented in the Master Plan are listed at the end of this chapter under **Goal-2, Goal-3, Goal-4 and Goal-1**. The List of Acronyms used in the Master Plan is also included at the end of this chapter as **List-1**.

The plan is presented in the following four chapters based on the Master Plan document:

Chapter 7.5 - Maintain and Expand the Protection of Northborough’s Historic Resources (NCH2). This is the largest and most detailed chapter of the Northborough Historic Preservation Plan.

Chapter 7.6 - Repurpose Surplus Town-owned Buildings and Facilities for Community Needs (NCH3)

Chapter 7.7 - Coordinate Efforts Among Cultural, Historical, and Environmental Organizations (NCH4)

Chapter 7.8 - Preserve and Enhance the Natural Landscapes of the Community (NCH1)

7.5) Maintain And Expand The Protection Of Northborough’s Historic Resources (Master Plan Section - NCH2)

NCH2-1: Prepare a Historic Preservation Plan for the Town of Northborough. (MP: Short Term)

Complete a Historic Preservation Plan after review and comment by the Town Planner, Planning Board, Northborough Historical Society, and the Massachusetts Historical Commission.

(HPP: Short Term, this document completed in 2022)

NCH2-2: Continue to *Promote an Awareness* of Northborough’s history. (MP: Ongoing)

- Publish several local history articles each year in community papers and on social media. (HPP: Ongoing)
- Collaborate with the Historical Society on local history projects and programs. (HPP: Ongoing)
- Continue the program of installing historic markers and interpretive signage around town. Table HPP-1 lists some potential markers. (HPP: Ongoing)
- Work with historic homeowners to have Historic Markers placed on their homes. (HPP: Short Term)
- Partner with the Historical Society to setup historic rotating exhibits in Town Hall and the Library (HPP: Ongoing)
- Continue sending “Letters of Appreciation” to historic home owners who are upgrading their properties and retaining the old exterior architecture. (HPP: Ongoing)
- Approach the Northborough schools to explore ways to incorporate local history into their curriculum via school visits or projects. (HPP: Short Term)
- Approach the Northborough Cable Access Director for possible history programs. (HPP: Short Term)
- Collaborate with other town commissions and committees, especially the; Master Plan Implementation, Conservation, Open-Space, Planning Board, and Trails. (HPP: Short Term)
- Update the Historic District Commission’s brochure and website. (HPP: Short Term)
- Investigate programs for National History Month (August), Preservation Month (May), and Archaeology Month (October). (HPP: Ongoing)
- Work with the Northborough Diversity, Equity, Inclusion & Belonging Committee to consider programs for different cultures and nationalities related to Northborough history and growth. Some examples are; Indigenous peoples, the abolition movement, women’s suffrage, and local immigration. (HPP: Ongoing)

NCH2-3: *Promote the protection* of historic properties, which include buildings, archaeological sites, structures, documents, artifacts, landscapes, and agricultural lands. (MP: Ongoing)

- Use the information from the Historic Assets Inventories, taken in 2008 and 2009, ^(HPP-4&5) as a guide to recommend historic buildings, objects, and structures for nominations to the National Register of Historic Places and/or Local Historic Districts. Table HPP-2 contains possible individual property nominations, Table HPP-3 contains possible structures and objects nominations, and Table HPP-4 contains district recommendations. The tables also contain notes regarding the current status of these recommendations. Some of these properties could also be considered for Historic Preservation Restrictions. It is important to note that property owners must be in support of any efforts to list their property in the National Register of Historic Places, within Local Historic Districts or have Preservation Restriction applied. Table HPP-5 and Figure HPP-1 contain the list and images of homes in Northborough built before 1771. The owners were approached in 2019 for possible historic preservation; several had shown interest. The onset of Covid-19 has slowed progress on following up with these home owners. (HPP: Ongoing)
- The 2015 Community Preservation Plan ^(HPP-2) recommends that more CPA funding be used for the preservation and protection of historic documents. It recommends that keepers of historic documents, such as the Historical Society and early religious organizations, be approached. There were several previous CPA funded projects to protect town historical records. (HPP: Short Term)
- Many of the open spaces and woodlands in Northborough were once colonial farmlands, wood lots or open meadows. This can be seen by the many miles of stone walls running through the woodlands. Cooperation regarding preservation of these lands with the Open Space and Conservation committees is warranted. (HPP: Ongoing)
- Have the town conduct an Archaeological Reconnaissance Survey by a licensed professional (HPP: Short Term)

- Work with veteran organizations to have war memorials cleaned in order to bring them back to their original condition. **(HPP: Short Term)**
- Consider the installation of additional veteran war memorials, for example, the Revolutionary War and Spanish-American War. **(HPP: Mid Term)**
- Continue efforts to improve the conditions of Northborough's historic cemeteries and burial grounds.
 - For the Brigham Street Burial Ground: removal of dead trees and fence in the area. **(HPP: Short Term)**
 - For the Howard Street Cemetery: conduct a conditions inventory, use the inventory to determine which gravestones should be repaired, obtain funding to repair gravestones and consider repair or replacement of the cemetery gate at the main entrance. **(HPP: Mid Term)**
- Work closely with the Trails Committee to reopen the Wachusett Aqueduct over the Assabet River for pedestrian traffic. **(HPP: Long Term)**
- Work closely with the Planning Board, Town Planner and the Massachusetts Historical Commission to investigate the use of zoning bylaws to protect historical properties and features. **(HPP: Mid Term)**

NCH2-4: Expand the Historic Assets Inventory to include additional resource types, time periods, and geographical locations. Utilize the expanded inventory to identify additional assets for protection. (MP: Mid-Term)

- Except for a few unique properties, the initial Historic Assets Inventories, conducted in 2008 and 2009, ^(HPP-4&5) stopped at about 1910. The Massachusetts Historical Commission recommends that properties older than 50 years (prior to 1972) should be inventoried. There are several large housing developments that were built between 1950 and 1960 that could be inventoried, along with other unique properties. **(HPP: Mid Term)**

NCH2-5: Explore ways to incentivize restoration, rehabilitation, and beautification efforts for historic properties throughout Town. (MP: Mid-Term)

- Learn more about tax incentives and funding opportunities for restoration, rehabilitation, and beautification of historic properties. **(HPP: Mid Term)**
- One key area of interest is Downtown Main Street (Route 20), between Saint James Drive and South Street, which contains many well-maintained historic properties. It will be important for the Historic District Commission to work with the Master Plan Implementation Committee and an anticipated Downtown Improvement Committee to protect these historic properties. **(HPP: Mid Term)**
- Explore the possibility of using CPA funding for grants to owners of historic or architecturally significant structures for restoration purposes. **(HPP: Short Term)**
- Explore the possibility of additional partnerships with Habitat for Humanity (or other organizations) to restore and repurpose historic properties, like 37-39 Main St. **(HPP: Mid Term)**
- Work with property owners to take advantage of Mass Save and tax incentives to renovate and improve the energy efficiency of their properties. **(HPP: On-Going)**
- Explore programs like Massachusetts Preservation Projects Fund (MPPF) for historic properties owned by municipalities or non-profit organizations. **(HPP: Mid Term)**

7.6) Repurpose Surplus Town-Owned Buildings, Facilities and Land for Community Needs (Master Plan Section - NCH3)

NCH3-1: Identify short- and long-term planning goals for properties, such as White Cliffs, Westborough State Hospital, 13 Church Street, Boundary Street, and 4 West Main Street. (MP: Short-Term) (HPP: Short Term)

- The town of Northborough owns several historic properties that reuse options will need to be decided on over the next few years. The Local Historic District Commission will be involved in plans for their reuse. Chapter 6 of this document reviews the status of Town-owned properties as of January 31, 2021.

The properties are:

- 167 Main Street, Daniel Wesson's White Cliffs Mansion, built in the 1886
- 13 Church Street, the old fire station built in 1926
- 63 Main Street, the current town hall, which was the Northborough High School built around 1924
- 4 West Main Street, a replica of the 1867 town hall rebuilt in the late 1980s
- 11 Pierce Street, the current fire station (built in 1975) will be vacant when the new fire station is built.
- Boundary Street open land consisting of some 58 acres
- Possible purchase of some Westborough State Hospital lands within Northborough

NCH3-2: Where appropriate, utilize surplus municipally-owned properties as community spaces while reuse studies are in progress. (MP: Short-Term)

- The Historic District Commission agrees to this goal, when appropriate. (HPP: As-Needed)

NCH3-3: Identify and support reuse efforts for Town-owned historic properties, prioritizing future use by the Town, community groups, and cultural organizations. (MP: Mid-Term)

- The Historic District Commission agrees to this goal, when appropriate. (HPP: As-Needed)

7.7) Coordinate Efforts Among Cultural, Historical, and Environmental Organizations (Master Plan Section - NCH4)

NCH4-1: Continue cooperation with local organizations and committees for the education and preservation of our historical heritage. These groups include: the Northborough Historical Society, Northborough Free Library, Northborough Trails Committee, Northborough Open Space Committee, Housing Partnership Committee, Northborough Diversity and Inclusion Committee, as well as schools, religious organizations, and local businesses. (MP-On-Going)

- In addition, contact Historic District Commissions and Historical Commissions in adjoining towns to foster cooperation on mutual-interest topics.
- The Historic District Commission supports this plan. (HPP: On-Going)

NCH4-2: Evaluate the potential of becoming a Certified Local Government, which will allow Northborough to participate directly in the review and approval of National Register of Historic Places nominations, as well as provide additional access to preservation funding and technical services, improve coordination with the planning and building departments regarding notifications of potential historic property demolitions, and provide prompt investigation of zoning changes to promote historic property restorations. (MP-Mid Term)

- The NHDC will work with the Town Planner to investigate the advantages of becoming a Certified Local Government. (HPP: Mid Term)

NCH4-3: Work with Northborough’s Master Plan Implementation Committee to avoid and mitigate potentially adverse impacts on historic homes along Main Street and neighboring streets. (MP-Mid-term)

- The NHDC will work closely with the Master Plan Implementation Committee regarding the downtown district and any subsequent downtown beautification/revitalization committee. (HPP: Short Term)

NCH4-4: Investigate opportunities to hire interns who have an interest in natural, historic, and cultural resources, to support our local preservation projects, which will include seeking possible funding sources. (MP: Short Term)

- The Historic District Commission supports this plan. (HPP: On-Going)

7.8) Preserve And Enhance The Natural Landscapes Of The Community (Master Plan Section - NCH1)

Many of today’s natural landscapes in Northborough are a result of colonial and early industrial activities. The recommendations mentioned below all necessitate that the Northborough Historic District Commission work closely with other town commissions including the Conservation Commission, Trails Committee, Open Space Committee, and the Northborough Recreation Department.

NCH1-1: Continue to explore adding permanent protections to all Town-owned open spaces. (MP: Ongoing)

NCH1-2: Continue supporting existing local farmlands and promote Conservation Restrictions and Agricultural Preservation Restrictions, as a means to protect the Town’s agricultural resources. (MP: Ongoing)

NCH1-3: Evaluate the removal of obsolete dams, in order to facilitate habitat restoration and waterfront access. (MP: Mid-term)

NCH1-4: Improve accessibility to information regarding resource protection efforts, successes, and community benefits. (MP: Short term)

NCH1-5: Evaluate the potential to increase protection of local floodplains, wetlands, and water resources, in order to preserve natural resources and provide hazard mitigation. (MP: Mid-term)

- To improve communications with these other committees, the Historic District Commission will participate in several of these other committee meetings during a fiscal year. (HPP: On-Going)

REFERENCES:

- HPP-1** “*Town of Northborough MA, 2020 Master Plan*”, prepared by VHB, Watertown MA.
<https://www.town.northborough.ma.us/planning-department/pages/master-plan>
- HPP-2** “*Town of Northborough Community Preservation Plan - 2016*”, prepared by the Central Mass Regional Planning Commission, Worcester MA.
[Town of Northborough Community Preservation Plan 2015](#)
- HPP-3** “*Northborough Open Space and Recreation Plan - 2020*”, prepared by the Town of Northborough Open Space Committee
<https://www.town.northborough.ma.us/open-space-committee/pages/northborough-open-space-recreation-plan-2020-update>
- HPP-4** “*A Community-wide Historic Resources Survey Town of Northborough Massachusetts - 2008*”, prepared by Boston Affiliates Inc., Boston MA.
https://www.town.northborough.ma.us/sites/g/files/vyhlf3571/f/pages/final_report_phase_i.pdf
- HPP-5** “*Phase II Historic Properties Survey Town of Northborough, Massachusetts Final Survey Report*”, 2009, prepared by Public Archaeology Survey Team, Inc., Storrs CT
https://www.town.northborough.ma.us/sites/g/files/vyhlf3571/f/uploads/final_report_phase_ii.pdf
- HPP-6** “*Massachusetts State Historic Preservation Plan 2018–2022*”, prepared by the Massachusetts Historical Commission, Boston MA.
[statepresplan20182022webversion.pdf](#)
- HPP-7** “*Historic Preservation Plan for Cities and Towns*”, available on the Preservation Massachusetts website.
[Historic preservation | Preservation Massachusetts | United States](#)
- HPP-8** “*MHC Reconnaissance Survey Town Report Northborough*”, prepared by the Massachusetts Historical Commission, 1983.
[nbo.pdf \(state.ma.us\)](#)
- HPP-9** “*Historic & Archaeological Resources of Central Massachusetts*”, prepared by the Massachusetts Historical Commission, 1983.
[CentralMA.pdf \(state.ma.us\)](#)
- HPP-10** “*Archaeological Resources of Northborough Massachusetts*”, courtesy of Senior Archaeologist, Massachusetts Historical Commission.
- HPP-11** “*Architectural and Historical Information on Daniel Wesson’s White Cliffs Mansion in Northborough*”, Normand Corbin, November 2015.
[white cliffs architecture and history 2015.pdf \(northborough.ma.us\)](#)
- HPP-12** “*Northborough, MA White Cliffs Mansion Assessment and Reuse Study*”, prepared by DBVW Architects, Providence RI, 2020.
<https://www.town.northborough.ma.us/white-cliffs-committee/files/dbvw-white-cliffs-assessment-and-reuse-study-final-presentation-0>
- HPP-13** “*Historic Preservation Plans for Cities and Towns*”,
[Workshops & Presentations | PreservationMA \(preservationmass.org\)](#)

Table HPP-1 Potential Future Historic Marker Locations

Sign	Location	Notes
The Patterson House	137 East Main Street	Requested by homeowner
Three Town Ministers	Howard Street Cemetery	At their burial sites
Native Trail, on State Hospital Grounds	Lyman Street	Paid for by DCAMM
Farm Community, on State Hospital Grounds	Lyman Street	Paid for by DCAMM
Trinity Church	23 Main Street	
Famous Doctors Home	30 Main Street	C'est La Vie Bistro
Gale Library	34 Main Street	
Old Baptist Church	52 Main Street	Historical Society Building
Old High School	63 Main Street	Current Town Hall
Wesson Mansion	167 Main Street	White Cliffs
Grange Hall	10 School Street	Current Private Residence
Old Town Hall Replica	4 West Main Street	
Houses that were on new Common site	39 & 45 West Main St.	Two historic homes
Plane Crash Site	Near 402 West Main St	Near American Legion Hall
Wilder Bush Estate	23 to 35 Whitney Street	Houses, Mills and Factory

Table HPP-2 Individual Building Assets Identified for Potential Listing in the National Register of Historic Places or within a Local Historic District

Number	Street	Historic Name
40	Church St	Unitarian Church (currently within a Local Historic District)
264	Church St	Old West School
302	Church St	Lieutenant William Holloway Home
333	Howard St	Vera Green House
200	Hudson St	Woodside Mill
23	Main St	Evangelical Congregational Church
28	Main St	Northborough National Bank
34	Main St	Gale Library (because of new large addition, it is not eligible)
37-39	Main St	Cyrus Gale's General Store
52	Main St	Baptist Church / Historical Society (Listed in the National Register)
63	Main St	Northborough High School (current town hall)
191	Main St	Chet's Diner
167	Main St	"The Cliffs," Daniel B. Wesson Summer Home
10	School St	Old Center School / Grange
35	Whitney St	Bush / Howe House (nominated for National Register in 2021)
27-29	Whitney St	Wilder Bush Mansion (currently within a Local Historic District)
62	Whitney St	The Rev. Peter Whitney House (currently within a Local Historic District)
192	Whitney St	Old North School #2
310	Whitney St	Old North School #3

Table HPP-3 Burial Grounds and Structures Identified for Potential Listing in the National Register of Historic Places or within a Local Historic District

Item, Burial Ground	Location
Railroad Bridge	Over Cold Harbor Brook, near Hudson Street (Current owner not interested)
Railroad Bridge	Over the Assabet River, near School Street (Current owner not interested)
Mary Goodenow Burial Ground and Marker	490 Main Street (Mass. Hist. Comm. Recommends nomination)
Howard St Burial Ground and Cemetery	Behind First Parish Northborough Unitarian Universalist Church (Nomination in process)
Brigham St Burial Ground	Brigham Street (no activity)

Table HPP-4 Districts Identified for Potential Listing in the National Register of Historic Places or within a Local Historic District

District Name	Location
Meeting House Common	Properties located around the Unitarian Church (currently a Local Historic District)
Town Center - Boston Post Road	Properties on Main Street, from South St. to River St. Also including some properties on Blake, School, and South Streets, including Assabet Park
School St - Summer St	Early 1900s properties near the intersection of School & Summer Streets
Woodside	The Woodside Mill and affiliated Mill Houses
Chapinville	Mill Houses, canal and out buildings associated with the Chapinville Mill
White Cliffs - Wesson Mansion	The Mansion and associated buildings on Main and Maple Streets
Historic School Houses (Thematic District)	The four old school houses remaining in Northborough: 264 Church Street, 10 School Street, 192 Whitney Street, 310 Whitney Street
Historic Farms (Thematic District)	Historic farm properties scattered throughout Northborough

Table HPP- 5 Pre-1771 Properties - Sent Preservation Information Letters

YEAR BUILT	STREET #	STREET
1700	239	CRAWFORD STREET
1700	453	MAIN STREET
1700	216	NEWTON STREET
1708	455	WEST MAIN STREET
1711	302	CHURCH STREET
1716	50	CHERRY STREET
1716	292	CRAWFORD STREET
1720	660	HOWARD STREET
1720	359	NEWTON STREET
1727	500	GREEN STREET
1727	6	LANCASTER DRIVE
1730	405	DAVIS STREET
1730	38	MAIN STREET
1750	97	MAIN STREET
1752	119	WASHBURN STREET
1755	206	SOUTH STREET
1760	137	EAST MAIN STREET
1760	1	MENTZER AVENUE
1760	422	WEST MAIN STREET
1760	55	WINTER STREET
1763	130	SOUTH STREET
1765	35	WHITNEY STREET
1770	66	GREEN STREET
1770	113	WHITNEY STREET

Figure HPP- 1 Pre-1771 Properties - Sent Preservation Information Letters
(Photos from the MACRIS Database)



Recommendations, Goals and Responsible Organizations for Natural, Cultural and Historic Resources as noted in the 2020 Northborough Master Plan

Goal – 2 Recommendations from the 2020 Master Plan Natural, Cultural and Historic Resources

#	Recommendation	Related Elements	Implementation Leadership	Implementation Partners	Timeframe	OOM Cost Estimate	Potential Funding Sources	Priority
Goal 2: Maintain and expand the protection of Northborough’s historic resources including: buildings, structures, landscapes, and documents.								
NCH2-1	Prepare a Historic Preservation Plan for the Town of Northborough.	LU, PFS, OSR	HDC	NHS, PD, PB	Short-term	\$	State Program, CPA, Town Budget, Staff/Volunteer Time	High
NCH2-2	Continue to promote an awareness of Northborough’s history by publishing and facilitating the publication of articles in local community papers and social media, installing history related signage, and collaborating with other town organizations and agencies.	-	NHS, HDC	CC, CAC, NFL, PRC, TC, School, RD, NGC	Ongoing	\$\$	State Program, Town Budget, Staff/Volunteer Time	High
NCH2-3	Promote the protection of antique properties, which include buildings, structures, documents, artifacts, landscapes, and agricultural lands.	LU, H, PFS	HDC, NHS	HDC, School, RD, PD, PB	Ongoing	\$\$	State Program, Town Budget, Staff/Volunteer Time	High
NCH2-4	Expand the Historic Assets Inventory to include additional resource types, time periods, and geographical locations. Utilize the expanded inventory to identify additional assets for protection.	LU, H	HDC	BD, CPC, NHS, PD	Mid-term	\$\$	State Program, Town Budget, Staff/Volunteer Time	Moderate
NCH2-5	Explore ways to incentivize restoration, rehabilitation, and beautification efforts for historic properties throughout Town.	LU, PFS	HDC	PD, BOS, BD, DRC, FPC, PB, ATA	Mid-term	\$\$	State Program, Town Budget, Staff/Volunteer Time	High

Goal – 3 Recommendations from the 2020 Master Plan Natural, Cultural and Historic Resources

#	Recommendation	Related Elements	Implementation Leadership	Implementation Partners	Timeframe	OOM Cost Estimate	Potential Funding Sources	Priority
Goal 3: Repurpose surplus Town-owned buildings and facilities for community needs.								
NCH3-1	Identify short- and long-term planning goals for properties such as White Cliffs, Westborough State Hospital, 13 Church Street, Boundary Street, and 4 West Main Street (the Old Town Hall site).	LU, PFS	PD, HDC	BOS, BD, DRC, FPC, PB, ATA, HPC	Short-term	\$\$	CPA, Staff/Volunteer Time	High
NCH3-2	Where appropriate, utilize surplus municipally-owned properties as community spaces while reuse studies are in progress.	LU, PFS, OSR	PD	HDC, PB, NGC, DPW, ATA, CC, BD, PRC, COA/SC	Short-term	\$\$	State Program, Town Budget, Staff/Volunteer Time	Moderate
NCH3-3	Identify and support reuse efforts for Town-owned historic properties, prioritizing future use by the Town, community groups, and cultural organizations.	LU, PFS	PD, HDC	PB, NHS, NGC, DPW, ATA, COA/SC, CC, BD, CAC, ATA, NFL, HPC	Mid-term	\$\$	State Program, Town Budget, Staff/Volunteer Time	Moderate

Goal – 4 Recommendations from the 2020 Master Plan Natural, Cultural and Historic Resources

#	Recommendation	Related Elements	Implementation Leadership	Implementation Partners	Timeframe	OOM Cost Estimate	Potential Funding Sources	Priority
Goal 4: Coordinate efforts among cultural, historical, and environmental organizations.								
NCH4-1	Continue cooperating with local organizations and committees for the education and preservation of our historical heritage. These groups include: the Northborough Historical Society, Northborough Free Library, Northborough Trails Committee, Northborough Open Space Committee, Housing Partnership Committee, as well as schools, religious organizations, and local businesses.	-	HDC	NHS, PD, NFL, TC, OSC, HPC, School, CC	Ongoing	-	Staff/Volunteer Time	Moderate
NCH4-2	Evaluate the potential of becoming a Certified Local Government, which will allow Northborough to participate directly in the review and approval of National Register nominations, as well as provide additional access to preservation funding and technical services, improve coordination with the planning and building departments regarding notifications of potential antique demolitions, and prompt investigation of zoning changes to promote antique property restorations.	-	HDC	PD, BOS, Mass. Historical Commission	Mid-term	-	Staff/Volunteer Time	High
NCH4-3	Work with the Downtown planning/revitalization committee to avoid and mitigate potentially adverse impacts on historic homes along Main Street and neighboring streets.	LU, ED	HDC, PD	BD, BOS, ATA, DRC, PB	Mid-term	-	Staff/Volunteer Time	High
NCH4-4	Investigate opportunities to hire interns who have an interest in natural, historic, and cultural resources to support our local preservation projects, which will include seeking possible funding sources.	-	HDC, NHS	PD, School, TA	Short-term	-	Staff/Volunteer Time	Moderate

Goal – 1 Recommendations from the 2020 Master Plan Natural, Cultural and Historic Resources

#	Recommendation	Related Elements	Implementation Leadership	Implementation Partners	Timeframe	OOM Cost Estimate	Potential Funding Sources	Priority
Goal 1: Preserve and enhance the natural landscapes of the community, including farmlands.								
NCH1-1	Continue to explore adding permanent protections to all Town-owned open spaces.	LU, OSR	ConCom, CA	CPC, BOS, PB	Ongoing	\$\$	CPA, Town Budget, Staff/Volunteer Time	High
NCH1-2	Continue supporting existing local farmlands and promote Conservation Restrictions and Agricultural Preservation Restrictions as a means to protect the Town's agricultural resources.	LU, OSR	ConCom, CA	PB, PD, BOS	Ongoing	\$\$	CPA, Staff/Volunteer Time	High
NCH1-3	Evaluate the removal of obsolete dams in order to facilitate habitat restoration and waterfront access.	LU, OSR	ConCom, CA	DPW, ENG	Mid-term	\$\$\$	State Program, CPA, Town Budget, Staff/Volunteer Time	Moderate
NCH1-4	Improve accessibility to information regarding resource protection efforts, successes, and community benefits.	-	ConCom, CA	PD, OSC	Short-term	-	State Program, Staff/Volunteer Time	High
NCH1-5	Evaluate the potential to increase protection of local floodplains, wetlands, and water resources in order to preserve natural resources and provide hazard mitigation.	LU	ConCom, CA	PD, OSC	Mid-term	\$\$	State Program, Staff/Volunteer Time	Moderate

List of Acronyms used in the Master Plan Document:

ATA Assistant Town Administrator
BD Building Department
BOS Board of Selectmen
BOH Board of Health
CA Conservation Agent
CAC Community Affairs Committee
CC Cultural Council
COA/SC Council on Aging/Senior Center
ConCom Conservation Commission
CPA Community Preservation Act
CPC Community Preservation Committee
DPW Department of Public Works
DRC Design Review Committee
ED Economic Development
ENG Engineering Department
Fire/EM Fire Rescue and Emergency Management
FPC Financial Planning Committee
H Housing
HA Housing Authority
HDC **Historic District Commission**
HPC Housing Partnership Committee
IDC Industrial Development Commission
LU Land Use
MassDOT Massachusetts Department of Transportation
MassWildlife Massachusetts Division of Fisheries and Wildlife
MIS/GIS MIS/GIS Department
NCH Natural, Cultural, and Historic Resources
NFL Northborough Free Library
NGC Northborough Garden Club
NHS Northborough Historical Society
OSC Open Space Committee
OSR Open Space and Recreation
PB Planning Board
PD Planning Department
PFS Public Facilities and Services
Police Police Department

Chapter 8

Appendix



**Northborough Hotel at the corner of Church & Main Streets
(Photo courtesy of the Northborough Historical Society)**

**TOWN OF NORTHBOROUGH PLANNING DEPARTMENT**Town Hall Offices • 63 Main Street • Northborough, MA 01532 • 508-393-5040 x7 • 508-393-6996 Fax

June 13, 2022

Norman Corbin, Chairman
Historic District Commission
Town Hall Offices
63 Main Street
Northborough, MA 01532

Dear Mr. Corbin,

At our June 13th meeting, the Planning Board voted its unanimous and enthusiastic support of the “Northborough Massachusetts Historic Preservation Plan – 2022”. This well written plan contains valuable information about the Town’s historic resources and development, identifying key actions that the Town can take to preserve vulnerable resources and promote awareness of the Town’s history and long-term preservation options and funding opportunities. The Planning Board looks forward to working with the Historic District Commission on its efforts to preserve critical resources at risk of development through sensitive design, regulation and support for funding initiatives through the Community Preservation Act and grants.

Thank you for the opportunity to review and comment on the Draft Preservation Plan.

Sincerely,

Kerri Martinek
Chair

LINK to Law: <https://malegislature.gov/Laws/GeneralLaws/PartI/TitleVII/Chapter40C>

Massachusetts General Law Chapter 40C

Massachusetts Historic Districts Act

(unofficial version)

Chapter 40C: Section 1. Citation.

Section 1. This chapter shall be known and may be cited as the Historic Districts Act.

Chapter 40C: Section 2. Purpose.

Section 2. The purpose of this chapter is to promote the educational, cultural, economic and general welfare of the public through the preservation and protection of the distinctive characteristics of buildings and places significant in the history of the commonwealth and its cities and towns or their architecture, and through the maintenance and improvement of settings for such buildings and places and the encouragement of design compatible therewith.

Chapter 40C: Section 3. Establishment of historic districts; pre-requisites; enlargement or reduction of boundaries; amendment of creating ordinance; filing of maps.

Section 3. A city or town may, by ordinance or by-law adopted by two-thirds vote of the city council in a city or by a two-thirds vote of a town meeting in a town, establish historic districts subject to the following provisions:-- Prior to the establishment of any historic district in a city or town an investigation and report on the historical and architectural significance of the buildings, structures or sites to be included in the proposed historic district or districts shall be made by an historic district study committee or by an historic district commission, as provided in this section and in section four, who shall transmit copies of the report to the planning board, if any, of the city or town, and to the Massachusetts historical commission for their respective consideration and recommendations. The buildings, structures or sites to be included in the proposed historic district may consist of one or more parcels or lots of land, or one or more buildings or structures on one or more parcels or lots of land. The Massachusetts historical commission may consult with the executive director of the Massachusetts office of business development, the secretary of communities and development and the commissioner of environmental management with respect to such reports, and may make guidelines for such reports, and, after public hearing, establish rules as to their form and manner of transmission. Not less than sixty days after such transmittal the study committee shall hold a public hearing on the report after due notice given at least fourteen days prior to the date thereof, which shall include a written notice mailed postage prepaid, to the owners as they appear on the most recent real estate tax list of the board of assessors of all properties to be included in such district or districts. The committee shall submit a final report with its recommendations, a map of the proposed district or districts and a draft of a proposed ordinance or by-law, to the city council or town meeting. An historic district may be enlarged or reduced or an additional

historic district in a city or town created in the manner provided for creation of the initial district, except that (a) in the case of the enlargement or reduction of an existing historic district the investigation, report and hearing shall be by the historic district commission having jurisdiction over such historic district instead of by a study committee; (b) in the case of creation of an additional historic district the investigation, report and hearing shall be by the historic district commission of the city or town, or by the historic district commissions acting jointly if there be more than one, instead of by a study committee unless the commission or commissions recommend otherwise; and (c) if the district is to be reduced written notice as above provided of the commission's hearing on the proposal shall be given to said owners of each property in the district. Any ordinance or by-law creating an historic district may, from time to time, be amended in any manner not inconsistent with the provisions of this chapter by a two-thirds vote of the city council in a city or by a two-thirds vote of a town meeting in a town, provided that the substance of such amendment has first been submitted to the historic district commission having jurisdiction over such district for its recommendation and its recommendation has been received or sixty days have elapsed without such recommendation. No ordinance or by-law creating an historic district, or changing the boundaries of an historic district, shall become effective until a map or maps setting forth the boundaries of the historic district, or the change in the boundaries thereof, has been filed with the city clerk or town clerk and has been recorded in the registry of deeds for the county or district in which the city or town is located, and the provisions of section thirteen A of chapter thirty-six shall not apply.

Chapter 40C: Section 4. Study committees; commissions; establishment; membership; terms; vacancies; compensation; officers.

Section 4. An historic district study committee may be established in any city or town by vote of the city council or board of selectmen for the purpose of making an investigation of the desirability of establishing an historic district or districts therein. The study committee shall consist of not less than three nor more than seven members appointed in a city by the mayor, subject to confirmation by the city council, or in a town by the board of selectmen, including one member from two nominees submitted by the local historical society or, in the absence thereof, by the Society for the Preservation of New England Antiquities, one member from two nominees submitted by the chapter of the American Institute of Architects covering the area, and one member from two nominees of the board of realtors, if any, covering the area. If within thirty days after submission of a written request for nominees to any of the organizations herein named no such nominations have been made the appointing body may proceed to appoint the study committee without nominations by such organization. Whenever an historic district is established as provided in section three an historic district commission shall be established which shall consist of not less than three nor more than seven members. An historic district commission shall be appointed in a city by the mayor, subject to confirmation by the city council, or in a town by the board of selectmen, in the same manner as an historic district study committee unless (a) the report recommending its establishment recommends alternate or additional organizations to submit nominees for membership and states reasons why such alternate or additional organizations would be appropriate or more appropriate for the particular city or town, the Massachusetts historical commission does not recommend otherwise prior to the public hearing on the establishment of the

district, and the ordinance or by-law so provides; or (b) there is an existing historic district commission in the city or town which the report recommends should administer the new district, and the ordinance or by-law so provides. Unless the report recommends otherwise on account of the small number of residents or individual property owners, and the ordinance or by-law so provides, the members of the historic district commission shall include one or more residents of or owners of property in an historic district to be administered by the commission. If within thirty days after submission of a written request for nominees to an organization entitled to submit nominations for membership on the commission no such nominations have been made the appointing body may proceed to make the appointment to the commission without nomination by such organization. The appointments to membership in the commission shall be so arranged that the term of at least one member will expire each year, and their successors shall be appointed in the same manner as the original appointment for terms of three years. Vacancies shall be filled in the same manner as the original appointment for the unexpired term. Ordinances or by-laws adopted hereunder may provide for the appointment of alternate members not exceeding in number the principal members who need not be from nominees of organizations entitled to nominate members. In case of the absence, inability to act or unwillingness to act because of selfinterest on the part of a member of the commission, his place shall be taken by an alternate member designated by the chairman. Each member and alternate shall continue in office after the expiration of his term until his successor is duly appointed and qualified. All members shall serve without compensation. The commission shall elect annually a chairman and vice-chairman from its own number and a secretary from within or without its number.

Chapter 40C: Section 5. Definitions.

Section 5. As used in this chapter the word "altered" includes the words "rebuilt", "reconstructed", "restored", "removed" and "demolished" and the phrase "changed in exterior color"; the word "building" means a combination of materials forming a shelter for persons, animals or property; the word "commission" means the commission acting as the historic district commission; the word "constructed" includes the words "built", "erected", "installed", "enlarged", and "moved"; the words "exterior architectural feature" mean such portion of the exterior of a building or structure as is open to view from a public street, public way, public park or public body of water, including but not limited to the architectural style and general arrangement and setting thereof, the kind, color and texture of exterior building materials, the color of paint or other materials applied to exterior surfaces and the type and style of windows, doors, lights, signs and other appurtenant exterior fixtures; the words "person aggrieved" mean the applicant, an owner of adjoining property, an owner of property within the same historic district as property within one hundred feet of said property lines and any charitable corporation in which one of its purposes is the preservation of historic structures or districts; and the word "structure" means a combination of materials other than a building, including a sign, fence, wall, terrace, walk or driveway.

Chapter 40C: Section 6. Certificates of appropriateness, non-applicability or hardship; necessity; applications and plans, etc.; building and demolition permits restricted.

Section 6. Except as the ordinance or by-law may otherwise provide in accordance with section eight or said section eight or nine, no building or structure within an historic district shall be constructed or altered in any way that affects exterior architectural features unless the commission shall first have issued a certificate of appropriateness, a certificate of non-applicability or a certificate of hardship with respect to such construction or alteration. Any person who desires to obtain a certificate from the commission shall file with the commission an application for a certificate of appropriateness, a certificate of non- applicability or a certificate of hardship, as the case may be, in such form as the commission may reasonably determine, together with such plans, elevations, specifications, material and other information, including in the case of demolition or removal a statement of the proposed condition and appearance of the property thereafter, as may be reasonably deemed necessary by the commission to enable it to make a determination on the application. No building permit for construction of a building or structure or for alteration of an exterior architectural feature within an historic district and no demolition permit for demolition or removal of a building or structure within an historic district shall be issued by a city or town or any department thereof until the certificate required by this section has been issued by the commission.

Chapter 40C: Section 7. Factors to be considered by commission.

Section 7. In passing upon matters before it the commission shall consider, among other things, the historic and architectural value and significance of the site, building or structure, the general design, arrangement, texture, material and color of the features involved, and the relation of such features to similar features of buildings and structures in the surrounding area. In the case of new construction or additions to existing buildings or structures the commission shall consider the appropriateness of the size and shape of the building or structure both in relation to the land area upon which the building or structure is situated and to buildings and structures in the vicinity, and the commission may in appropriate cases impose dimensional and set-back requirements in addition to those required by applicable ordinance or by-law. When ruling on applications for certificates of appropriateness for solar energy systems, as defined in section one A of chapter forty A, the commission shall also consider the policy of the commonwealth to encourage the use of solar energy systems and to protect solar access. The commission shall not consider interior arrangements or architectural features not subject to public view. The commission shall not make any recommendation or requirement except for the purpose of preventing developments incongruous to the historic aspects or the architectural characteristics of the surroundings and of the historic district.

Chapter 40C: Section 8. Review authority of commission over certain categories of buildings, structures or exterior architectural features limited; authorization.

Section 8. (a) Any city or town may provide in the ordinance or by-law establishing a district or in any amendment thereof that the authority of the commission shall not extend to the review of one or more of the following categories of buildings or structures or exterior architectural features in the historic

district, and, in this event, the buildings or structures or exterior architectural features so excluded may be constructed or altered within the historic district without review by the commission: (1) Temporary structures or signs, subject, however, to such conditions as to duration of use, location, lighting, removal and similar matters as the commission may reasonably specify. (2) Terraces, walks, driveways, sidewalks and similar structures, or any one or more of them, provided that any such structure is substantially at grade level. (3) Walls and fences, or either of them. (4) Storm doors and windows, screens, window air conditioners, lighting fixtures, antennae and similar appurtenances, or any one or more of them. (5) The color of paint. (6) The color of materials used on roofs. (7) Signs of not more than one square foot in area in connection with use of a residence for a customary home occupation or for professional purposes, provided only one such sign is displayed in connection with each residence and if illuminated is illuminated only indirectly; and one sign in connection with the nonresidential use of each building or structure which is not more than twelve square feet in area, consist of letters painted on wood without symbol or trademark and if illuminated is illuminated only indirectly; or either of them. (8) The reconstruction, substantially similar in exterior design, of a building, structure or exterior architectural feature damaged or destroyed by fire, storm or other disaster, provided such reconstruction is begun within one year thereafter and carried forward with due diligence. (b) A commission may determine from time to time after public hearing that certain categories of exterior architectural features, colors, structures or signs, including, without limitation, any of those enumerated under paragraph (a), if the provisions of the ordinance or by-law do not limit the authority of the commission with respect thereto, may be constructed or altered without review by the commission without causing substantial derogation from the intent and purposes of this chapter. (c) A city or town may provide in its ordinance or by-law, or in any amendment thereof, that the authority of the commission shall be limited to exterior architectural features within a district which are subject to view from one or more designated public streets, public ways, public parks or public bodies of water, although other portions of buildings or structures within the district may be otherwise subject to public view, and, in the absence of such provision of the ordinance or by-law, a commission may determine from time to time after public hearing that the authority of the commission may be so limited without substantial derogation from the intent and purposes of this chapter. (d) Upon request the commission shall issue a certificate of nonapplicability with respect to construction or alteration in any category then not subject to review by the commission in accordance with the provisions of paragraph (a), (b) or (c).

Chapter 40C: Section 9. Maintenance and repair, etc.

Section 9. Nothing in this chapter shall be construed to prevent the ordinary maintenance, repair or replacement of any exterior architectural feature within an historic district which does not involve a change in design, material, color or the outward appearance thereof, nor to prevent landscaping with plants, trees or shrubs, nor construed to prevent the meeting of requirements certified by a duly authorized public officer to be necessary for public safety because of an unsafe or dangerous condition, nor construed to prevent any construction or alteration under a permit duly issued prior to the effective date of the applicable historic district ordinance or by-law.

Chapter 40C: Section 10. Additional powers, functions and duties of commission.

Section 10. The commission shall have the following additional powers, functions and duties:-- (a) If the commission determines that the construction or alteration for which an application for a certificate of appropriateness has been filed will be appropriate for or compatible with the preservation or protection of the historic district, the commission shall cause a certificate of appropriateness to be issued to the applicant. In the case of a disapproval of an application for a certificate of appropriateness the commission shall place upon its records the reasons for such determination and shall forthwith cause a notice of its determination, accompanied by a copy of the reasons therefore as set forth in the records of the commission, to be issued to the applicant, and the commission may make recommendations to the applicant with respect to appropriateness of design, arrangement, texture, material and similar features. Prior to the issuance of any disapproval the commission may notify the applicant of its proposed action accompanied by recommendations of changes in the applicant's proposal which, if made, would make the application acceptable to the commission. If within fourteen days of the receipt of such a notice the applicant files a written modification of his application in conformity with the recommended changes of the commission, the commission shall cause a certificate of appropriateness to be issued to the applicant. (b) In the case of a determination by the commission that an application for a certificate of appropriateness or for a certificate of nonapplicability does not involve any exterior architectural feature, or involves an exterior architectural feature which is not then subject to review by the commission in accordance with the provisions of section eight, the commission shall cause a certificate of nonapplicability to be issued to the applicant. (c) If the construction or alteration for which an application for a certificate of appropriateness has been filed shall be determined to be inappropriate, or in the event of an application for a certificate of hardship, the commission shall determine whether, owing to conditions especially affecting the building or structure involved, but not affecting the historic district generally, failure to approve an application will involve a substantial hardship, financial or otherwise, to the applicant and whether such application may be approved without substantial detriment to the public welfare and without substantial derogation from the intent and purposes of this chapter. If the commission determines that owing to such conditions failure to approve an application will involve substantial hardship to the applicant and approval thereof may be made without such substantial detriment or derogation, or in the event of failure to make a determination on an application within the time specified in section eleven, the commission shall cause a certificate of hardship to be issued to the applicant. (d) Each certificate issued by the commission shall be dated and signed by its chairman, vice-chairman, secretary or such other person designated by the commission to sign such certificates on its behalf. (e) The commission shall keep a permanent record of its resolutions, transactions, and determinations and of the vote of each member participating therein, and may adopt and amend such rules and regulations not inconsistent with the provisions of this act and prescribe such forms as it shall deem desirable and necessary for the regulation of its affairs and the conduct of its business. The commission shall file a copy of any such rules and regulations with the city or town clerk. (f) The commission shall file with the city or town clerk and with any department of the city or town having authority to issue building permits a copy or notice of all certificates and determinations of disapproval issued by it. (g) A commission may after public hearing set forth in such manner as it may determine the various designs of certain appurtenances, such as light fixtures, which

will meet the requirements of an historic district and a roster of certain colors of paint and roofing materials which will meet the requirements of an historic district, but no such determination shall limit the right of an applicant to present other designs or colors to the commission for its approval. (h) The commission may, subject to appropriation, employ clerical and technical assistants or consultants and incur other expenses appropriate to the carrying on of its work, and may accept money gifts and expend the same for such purposes. The commission may administer on behalf of the city or town any properties or easements, restrictions or other interests in real property which the city or town may have or may accept as gifts or otherwise and which the city or town may designate the commission as the administrator thereof. (i) The commission shall have, in addition to the powers, authority and duties granted to it by this act, such other powers, authority and duties as may be delegated or assigned to it from time to time by vote of the city council or town meeting.

Chapter 40C: Section 11. Approval or disapproval of exterior architectural features by commission; meetings; applications for certificates; public hearings; notices.

Section 11. Meetings of a commission shall be held at the call of the chairman and shall be called at the request of two members of the commission and in such other manner as the commission shall determine in its rules. A majority of the members of a commission shall constitute a quorum. The concurring vote of a majority of the members of the commission shall be necessary to issue a certificate of appropriateness, a certificate of non-applicability or a certificate of hardship. A commission shall determine promptly, and in all events within fourteen days after the filing of an application for a certificate of appropriateness, a certificate of nonapplicability or a certificate of hardship, as the case may be, whether the application involves any exterior architectural features which are subject to approval by the commission. If a commission determines that such application involves any such features which are subject to approval by the commission the commission shall hold a public hearing on such application unless such hearing is dispensed with as hereinafter provided. The commission shall fix a reasonable time for the hearing on any application and shall give public notice of the time, place and purposes thereof at least fourteen days before said hearing in such manner as it may determine, and by mailing, postage prepaid, a copy of said notice to the applicant, to the owners of all adjoining property and other property deemed by the commission to be materially affected thereby as they appear on the most recent real estate tax list of the board of assessors, to the planning board of the city or town, to any person filing written request for notice of hearings, such request to be renewed yearly in December, and to such other persons as the commission shall deem entitled to notice. As soon as convenient after such public hearing but in any event within sixty days after the filing of the application, or such lesser period as the ordinance or by-law may provide, or within such further time as the applicant may allow in writing, the commission shall make a determination on the application. If the commission shall fail to make a determination within such period of time the commission shall thereupon issue a certificate of hardship. A public hearing on an application need not be held if such hearing is waived in writing by all persons entitled to notice thereof. In addition, a public hearing on an application may be waived by the commission if the commission determines that the exterior architectural feature involved or its category or color, as the case may be, is so insubstantial in its effect on the historic district that it may be reviewed by the commission without public hearing on the application, provided, however, that if the

commission dispenses with a public hearing on an application notice of the application shall be given to the owners of all adjoining property and other property deemed by the commission to be materially affected thereby as above provided and ten days shall elapse after the mailing of such notice before the commission may act upon such application.

Chapter 40C: Section 12. Review procedure provided by local ordinance or by-law.

Section 12. A city or town may provide in its ordinance or by-law or in any amendment thereof, for a review procedure whereby any person aggrieved by a determination of the commission may, within twenty days after the filing of the notice of such determination with the city or town clerk, file a written request with the commission for a review by a person or persons of competence and experience in such matters, designated by the regional planning agency of which the city or town is a member. If the city or town is not a member of a regional planning agency, the department of community affairs shall select the appropriate regional planning agency. The finding of the person or persons making such review shall be filed with the city or town clerk within forty-five days after the request, and shall be binding on the applicant and the commission, unless a further appeal is sought in the superior court as provided in section twelve A.

Chapter 40C: Section 12A. Appeal to superior court.

Section 12A. Any person aggrieved by a determination of the commission, or by the finding of a person or persons making a review, if the provisions of section twelve are included in a local ordinance or by-law, may, within twenty days after the filing of the notice of such determination or such finding with the city or town clerk, appeal to the superior court sitting in equity for the county in which the city or town is situated. The court shall hear all pertinent evidence and shall annul the determination of the commission if it finds the decision of the commission to be unsupported by the evidence or to exceed the authority of the commission, or may remand the case for further action by the commission or make such other decree as justice and equity may require. The remedy provided by this section shall be exclusive but the parties shall have all rights of appeal and exception as in other equity cases. Costs shall not be allowed against the commission unless it shall appear to the court that the commission acted with gross negligence, in bad faith or with malice in the matter from which the appeal was taken. Costs shall not be allowed against the party appealing from such determination of the commission unless it shall appear to the court that such party acted in bad faith or with malice in making the appeal to the court.

Chapter 40C: Section 13. Jurisdiction of superior court; penalty.

Section 13. The superior court sitting in equity for the county in which the city or town is situated shall have jurisdiction to enforce the provisions of this chapter and any ordinance or by-law enacted hereunder and the determinations, rulings and regulations issued pursuant thereto and may, upon the petition of the mayor or of the board of selectmen or of the commission, restrain by injunction violations thereof; and, without limitation, such court may order the removal of any building, structure or exterior architectural feature constructed in violation thereof, or the substantial restoration of any building, structure or exterior architectural feature altered or demolished in violation thereof, and may issue such other orders for relief as may be equitable. Whoever violates any of the provisions of this chapter shall be punished by a fine of not less than ten dollars nor more than five hundred dollars. Each day during any portion of which a violation continues to exist shall constitute a separate offense.

Chapter 40C: Section 14. Powers and duties of commissions established hereunder as historical commissions.

Section 14. If the city council or town meeting so votes a commission established hereunder shall have the powers and duties of an historical commission as provided in section eight D of chapter forty and, in this event, a commission may be entitled an historical commission. Chapter 40C: Section 15. Filing of ordinances, maps, reports, etc.

Chapter 40C: Section 15. Filing of ordinances, maps, reports, etc.

Section 15. All ordinance or by-laws creating an historic district adopted by a city or town under authority of this chapter and under authority of any special law, unless the special law shall otherwise provide, amendments thereto, maps of historic districts created thereunder, and annual reports and other publications of commissions, and rosters of membership therein, shall be filed with the Massachusetts historical commission.

Chapter 40C: Section 16. Special historic districts; acceptance and effect of this chapter.

Section 16. A city or town in which there is located an historic district established under a special law may, upon recommendation of the historic district commission having jurisdiction over such district, accept the provisions of this chapter with respect to such district by a two-thirds vote of the city council in a city or by two-thirds vote of a town meeting in a town, and thereafter such historic district shall be subject to the provisions of this chapter notwithstanding the terms of any special act pursuant to which such historic district was created. The provisions of this chapter shall not impair the validity of an historic district established under any special act.

Chapter 40C: Section 17. Severability.

Section 17. The provisions of this chapter shall be deemed to be severable if any of its provisions shall be held to be invalid or unconstitutional by any court of competent jurisdiction the remaining provisions shall continue in full force and effect.

MHC Reconnaissance Survey Town Report

NORTHBOROUGH

Report Date: 1983

Associated Regional Report: Central Massachusetts

Reconnaissance Survey Town Reports, produced for MHC's Statewide Reconnaissance Survey between 1979 and 1987, introduce the historical development of each of the Commonwealth's municipalities. Each report begins with an historic overview, a description of topography, and political boundaries. For the purposes of the survey, the historic period has been subdivided into seven periods: Contact (1500–1620), Plantation (1620–1675), Colonial (1675–1775), Federal (1775–1830), Early Industrial (1830–1870), Late Industrial (1870–1915), and Early Modern (1915–1940/55). Each report concludes with survey observations that evaluate the town's existing historic properties inventory and highlight significant historic buildings, settlement patterns, and present threats to these resources. A bibliography lists key secondary resources.

Town reports are designed for use together with a series of town maps that demarcate settlement patterns, transportation corridors and industrial sites for each historic period. These maps are in the form of color-coded, polyester overlays to the USGS topographic base map for each town on file and available for consultation at MHC. For further information on the organization and preparation of town reports, readers should contact MHC.

Users should keep in mind that these reports are now two decades or more old. The information they contain, including assessments of existing knowledge, planning recommendations, understanding of local development, and bibliographic references all date to the time they were written. In some cases, information on certain topics was not completed. No attempt has been made to update this information.

Electronic text was not available for digital capture, and as a result most of the reports have been scanned as PDF files. While all have been processed with optical character recognition, there will inevitably be some character recognition errors.

The activity that is the subject of the MHC Reconnaissance Survey Town Report has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior. This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity or facility as described above, or if you desire further information please write to: Office of Equal Opportunity, National Park Service, 1849 C Street, N.W., Washington, D.C., 20240.



MASSACHUSETTS HISTORICAL COMMISSION

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MHC RECONNAISSANCE SURVEY REPORT

DATE: January 1983

COMMUNITY: Northborough

I. TOPOGRAPHY

Principal part of town consists of a valley, open to the south, bounded by highlands to north, east, and west. Valley probably former glacial lake bed. Highlands in northwest part of town rise to 700 feet above sea level (a.s.l.), in southwest to 400 feet a.s.l. while valley floor at elevation of approximately 250 feet a.s.l. Glacially formed landscape left several hills in valley; some gneiss ledge exposed in northwest highlands, and generally well-drained soils suitable to grain and hay cultivation.

The Assabet River, flowing in north-west direction toward Concord River and later Merrimack River, provides major drainage for town. Along its banks were once found extensive tracts of good meadow. Four major brooks flow into the Assabet; two, Howard Brook and Cold Harbor Brook, join the Assabet at the town center. Southeast corner of town drains into Sudbury drainage basin.

Numerous bogs and marshes occur among the hills and along streams, sources of bog iron for early iron industry. Two natural ponds, Solomon and Little Chauncey, in eastern half of town.

II. POLITICAL BOUNDARIES

Originally part of Marlborough grant of 1660. Set off with Westborough in 1717. Becomes second parish of Westborough in 1744. Established in 1766 from the northern part of Westborough as District of Northborough. Made a town in 1775.

III. HISTORIC OVERVIEW

A suburban community on the historic corridor at the eastern edge of the central uplands, with possible native sites at Solomon and Little Chauncey ponds. Late 17th century settlement (1672) and mill site on "Licor Meadow Plain" soon abandoned. Rich intervalles and meadowlands attract permanent occupation in early 18th century. Meetinghouse site established 1746. Successful dispersed agricultural community, with commercial center developing by end of 18th century. Cotton and woolen manufacturing at Assabet River power site (Woodside) in 1814, and at Chapinville (1832) attracts Irish and French Canadian operations. Railroad connection in 1855 stimulates further institutional and commercial development of village center southeast of original meeting house site. East Main Street area retains mid 19th century scale. Late 19th century agriculture dominated by dairying and orcharding, with significant cluster of surviving poultry outbuildings in South Street/Thayer Street area. Extensive post-war suburban development, further stimulated by I-290 construction, continues to threaten remaining agricultural landscapes, particularly surviving Ball Hill orchards and South Street Federal farmsteads. Industrial development along peripheral rail corridors poses similar threats in these areas.

IV. CONTACT PERIOD (1500-1620)A. Transportation Routes:

Primary route is Connecticut Path running east-west following Route 20, east-west Main Street. Alternative route branches to south as Davis-Thayer Street. Conjectured "old" Connecticut Path in southeast of town by Rocky Hill and Little Chauncey Pond near Lyman Street.

B. Settlement Patterns:

No known sites. Probably locations on mills near Assabet River and Solomon Pond.

C. Subsistence Patterns:

Probably seasonal fishing on Assabet and its tributaries, as well as Soloman and Little Chauncey Ponds.

D. Observations:

No information on this area but regional patterns suggest Nipmucks in low density seasonally exploiting freshwater resources, particularly ponds with large, more permanent camps located in other areas.

V. PLANTATION PERIOD (1620-1675)A. Transportation Routes:

Native Trails predominate with emphasis on and improvement of Connecticut Path.

B. Population:

Aboriginal diminished as praying towns gathered nearby. First colonial settler 1672, other grants at same time. Removal during King Philip's War.

C. Settlement Patterns:

Limited settlement at end of period from Marlborough, north of Mt. Assabet on "Licor Meadow Plain" and "along the Nipmuck Road ." Garrison house on West Main 'Street part of the Marlborough defense system. Sawmill on Howard Brook.

D. Economic Base:

Pasture and meadow tracts for Marlborough. Individuals taking up outlying farms adjacent to these resources.

E. Architecture:

John Brigham, reputed first settler, had a cabin and saw mill on "Licor Meadow" (now Mt. Assabet) in 1672.

VI. COLONIAL PERIOD (1675-1775)

A. Transportation Routes:

Connecticut Path continues in importance as Post Road from Boston to Worcester. Rapid elaboration of road system with increasing settlement and regional town formation. Additional roads from meeting house to neighboring settlements: Howard-Green Streets and Newton-Whitney Streets to the north; Green Street to the northwest; Church Street to the west; South Street to the south; Rice Avenue to Soloman Pond in the east; and Whitney Street to the northeast. Secondary roads include Ball Street, West-Pleasant Streets, Brigham Street, Maple Street, and Bartlett Street.

B. Population:

Presumed diminished native population after King Philip's War. Increased settlement form Westborough primarily after 1713 and end of attacks connected with Queen Anne's War. Precinct status achieved in 1744 with families numbering 37. Sixty children die of "throat distemper" in 1749-50. By 1766 when established as district, family number has doubled though only half church members. Total 1765 is 594, in 1776 up to 798.

C. Settlement Patterns:

With reduction of frontier warfare residents of Westborough disperse to outlying farmstead. After much disagreement meeting house located 1746 near Post Road and confluence of Cold Harbor and Howard Brooks. Early mill development on Assabet River to the east of the meeting house. Burying ground on Brigham Street (1727) and later near meeting house (1746). Training field located between Church and Pleasant Street in 1738. Two taverns on Post Road. North school district of Westborough in 1726.

D. Economic Base:

Pasturage of cattle and sheep/goats, and hay meadows remain important; grain and orchard products. Grist mills on Assabet River (1720, 1749), Howard Brook (1766), and Cold Harbor Brook (1711). Fulling on Assabet by 1749, and iron foundry nearby by end of period; tannery on South Road by 1770. These attract business from neighboring upland towns.

E. Architecture;

Residential: The most common house type appears to have been the two-story frame central chimney form. Seven of these survive including the 1743 two-story, five-bay dwelling of Samuel Gamwell. Two examples of the two-story, five-bay frame double chimney form exist. Two one-story, central chimney houses are known from this period, one of which was raised to two stories in 1799.

Institutional: the first meeting house was raised in 1745 and

completed (interior treatment) in 1756. The 46' x 36' frame structure was described as having three doors, one each on the east, west, and south facades and having been painted a "dingy yellow".

Commercial: Munro's Tavern (on the site of the present Town Hall) dates from the late 18th century. The building exists today although much altered with the addition of a third floor, an ell, several wings, and a covering of asphalt siding.

Industrial: There are references to scattered mill sites along the various streams feeding into the Assabet River. Samuel Woods's Clothier Shop was established by the mid 18th century.

VII. FEDERAL PERIOD (1775-1830)

A. Transportation Routes:

The Colonial Road network remains in place, with a number of regional highways radiating from the center. Main Street (Post Road) remind the primary east-west roadway. the "New Hampshire Road" from Lancaster and Harvard passes the meeting house down South Street to Mendon and Providence. The road from Hubbardston/Princeton/Boylston enters the center from the northwest. The Boston-Worcester Turnpike (1810) passes through the southern tip of town.

B. Population:

A moderate gain in population over the period from 1776 (798) to 1820 (1018), with a slight decline (992) in 1830. Decade of greatest growth 1810-1820 (+222). Baptist Society formed 1828.

C. Settlement Patterns:

Most residential development took place along the Main Street and South Street corridors, with the greatest concentration of houses to the east and south of the emerging town center, southeast of the meeting house.

D. Economic Base:

Primarily agricultural economy, numerous water-power sites, and extensive system of roads from surrounding communities contributed to support of four gristmills and five sawmills by 1826. Presence of bog iron ore in numerous marshes fostered ironworks and limekiln (for flux) during 1780s; metalworking continued in small nailworks and scythe and hoe works into 1810s.

Textile industry had early presence in town. Fulling mill and clothier's shop dressed 7000 yards of cloth in 1793; by 1800 carding machines introduced; 1814 Northborough Mfg. Co. for cotton and woolen cloth and yarn erected, followed in 1832 with second manufactory and village. By 1837 two mills ran 1,820 spindles and produced 220,000 yards of cotton and woolen cloth, valued at

\$30,400. Textile machinery repair and manufacture begun 1823, lasted approximately 10 years.

Leather industry grew from late 18th century tannery and currying shop to include cottage and small shop boot and shoe manufacturing. By 1837 more than 75 persons employed in this trade producing more than 28,000 pairs of boots and shoes valued over \$30,000, many of which sold on southern market for slaves. Some early homework in palmleaf hat-making, declined by 1837.

E. Architecture:

Residential: Brick emerges as a building material, certainly influenced by the existence of brick yards in Northborough. The predominant house form is the two-story double chimney type with seven examples surviving, two end chimney houses are extant, one frame and one brick, both being five-bay, center-passage plans. Four one-story dwellings remain.

Institutional: Construction in this area increased with the erection of a new meeting house in 1808. The old meeting house was sold in 1809. The 56' x 56' building had a 34' x 15' projection on the south side and a tower with a Paul Revere bell. The first split with the traditional church came with the formation of the Baptist Society in 1827 followed by the construction of their church in 1828. In 1821, the secular side of government was physically removed from the meeting house with the construction of a separate town hall, 40' x 36' with a vestibule and gallery. The first Center School District building was erected in 1811. Private instruction had already been instigated with the formation of a seminary in 1780. That institution was dismantled in 1790 and its building in 1805.

Commercial: Little physical evidence of period commerce. Blake's Tavern (1830 map) joins Munro's, still operating from Colonial period.

Industrial: It is unlikely that many industrial structures survive from this period. Dr. Stephen Brooks' saw and grist mill on Hop Brook was operating in the early 1800s. Saw and grist mills were located on Stirrup and Cold Harbor Brooks.

VIII. EARLY INDUSTRIAL PERIOD (1830-1870)

A. Transportation Routes:

The early 19th century roads remain. Railroad line established to town center from Framingham in 1855 and through to Fitchburg in 1866.

B. Population:

Increase in population to 1855 (1602), then a slight rise and decline to 1870 (1504). Decade of greatest growth 1830-1840

(+256). Thirteen percent of population foreign-born in 1865. Evangelical Congregational Society formed 1832.

C. Settlement Patterns:

Furthur development of the Northborough commercial, residential and institutional center, under stimulus of railroad location, with linear development from Church Street east along Main Street to the small shops and factories along the Assabet River. Small industrial nucleations formed around the cotton and woolen mills at Woodside (after 1814) and Chapinville (after 1832) power sites on the Assabet River.

D. Economic Base:

Still primarily agricultural, though many small industries appeared. Boot and shoe manufacture in small shops and in homes continued; peaked in 1860s with value of goods produced of \$67,900 in 1865, disappeared by 1890s, probably due to rapid expansion of industry in Marlborough. Tanning and currying suffered similar fate; peaked 1855 with value of hides at \$45,000, ended by 1880s. Two textile mills in town suffered from economic slowdowns, closing, fires, Rifle manufacturing by David and Edwin Wesson, during 1840s later removed to Connecticut and joined with Horace Smith to form Smith and Wesson Co. Comb, jewelry, and button manufacturing from horn, bone, tortoise shell, and ivory was introduced in late 1830s, became leading industry by 1855 with numerous small shops and several small factories. Rise of this industry coincided with establishment of slaughter houses, bone meal/fertilizer mills, and soap factories. Introduction of Agricultural Branch Railroad in 1850s sustained these industries and stimulated orchards and dairying, with products of fruit, milk, butter, and meat sent to Boston. Woodworking industries such as manufacturer of carriages, sleighs, boxes, cabinetware, and pianofortes and organs appeared, causing increase in harvests of firewood, lumber, and charcoal. Several brickyard appeared in eastern end of town during 1830s and 1840s, one of which produced bricks for Lake Cochituate Waterworks (1846-48). A brick model house, still standing, was built in 1855 of bricks manufactured there. Economic and social leaders of town organized Northborough State Bank in 1854, the first in the area. In 1865 it became Northborough National Bank.

E. Architecture:

Residential: Northborough experienced its first major population increase in the first decades of this period, and this is reflected in all phases of building. Greek Revival two-story sidehall in all phases of building. Greek Revival two-story sidehall plans abound; most are frame but one brick example is recorded. Three and five-bay double chimney plans emerge as do some end chimney types. The side-hall plan declines in popularity in the Italianate period. Double chimney vernacular types remain popular. The unusual form is a 1 and 1/2-story stone, three-bay center-passage plan with Gothic dormers which may be an earlier structure that was remodelled during this period. Second Empire buildings appear during the latter portion of the period.

Institutional: Early in this period (1832), the Evangelical Congregational Church is formed and a meeting house is constructed the same year. This structure is abandoned and sold in 1847 when the congregation erects a gable end Greek Revival style building with a projecting pedimented pavillion of four engaged piers and a tower with spire. In 1848, the Unitarians remodel the second meeting house, adding another floor beneath the main body of the church and altering the fenestration on the side elevations. In 1860, the Baptists erect a new building on the site of the 1828 structure. This church (now the Northborough Historical Society Museum) is a 1 and 1/2-story frame nave plan building with quoins, a projecting central pavillion (the original steeple was destroyed by wind in 1938).

Several of the old district school buildings from the 1830s and 1840s exist. The third structures for the north (ca. 1841) and west (1847) districts are one-story gabled brick structures with flat stone lintels and entrances at the ends of the long walls. The 1837 Center District School building, later the Rubbi School and finally purchased by the Grange in 1895 when the district system was abolished, is a two-story, gable end brick structure with double doors in the gable end, flat lintels, and a copper-domed cupola. When built, the Center building was the most "pretentious" school house the town had ever erected.

The first fire station was built in 1847. In 1867, the town had outgrown its old Town Hall, and the present Second Empire structure was completed in 1868. The three-story brick building has a slate Mansard roof with bracketted cornice. Elongated double and triple windows with arched and pedimented hoods pierce the facade. Plans for the new Town Hall were submitted by E.R. Estey.

Commercial: The 1854 Northborough National Bank is on a one-story, three-bay brick gable front building with an Italianate canopy over the center entrance and a dentilled pediment.

The first depot was built in the 1850s following the advent of the railroad. Cyrus Gale's Greek Period gable end store is a 2 and 1/2 story frame structure with a one-story undercut Doric porch on the form (south) and west sides. The Chapinville General Store and Post Office now remodelled, as a residence, appears to have been a typical two-story gable end frame structure. The most significant commercial building from this period appears to have been the three-story Greek Assabet House, later Northborough Hotel (burned in 1920s). This six-bay frame structure had a full double porch across the facade, end chimneys and a two-story ell. The Northborough was a popular summer resort hotel for much of the 19th century.

Industrial: Mills and factories scattered along waterways, especially in town center. Factories at Chapinville and Woodside. Early (1830s) one-story brick mill houses at Davis Mill (Chapinville) and two-story gabled saw mill (ca. 1847) survive. The latter would appear to be typical to the period.

XI. LATE INDUSTRIAL PERIOD (1870-1915)

A. Transportation Routes:

Road and rail system remains intact. By early 1900s street car routes are in place along Main Street to Westborough. In addition, a section of the Boston-Worcester line runs through the southern corner of town.

B. Population:

Overall increase in population from 1870 (1504) to 1900 (2104), with greatest increase in 1880s (+276), followed by decline to 1915 (1797). Foreign-born population in 1875 (88 Canadians, 69 Irish) increases by 1885 (154 French Canadians, 99 Irish), then remains stable through 1905. Catholic church established 1883.

C. Settlement Patterns:

Continued extension and infilling of linear village center along Main Street, with less intensive linear development along Hudson Street to Woodside and Chapinville.

D. Economic Base:

Economic diversification continued with introduction of several small manufactories for musical instruments, corset stitching, rubber and elastic goods, metals and metallic goods and cameras at the American Camera Mfg. Co. (1898).

Textile industry recovered to become major industry and employer in Northborough during 1880s and 1890s. Two mills and two clothing manufactories provided 3/4 of the town's 450 manufacturing jobs and nearly 9/10 of the value of goods manufactured during this period. Fires and economic difficulties left only the mill at Woodside operating by end of period.

Woodworking industries continued with manufactories of piano keys, boxes, carriages, and the building trades, as did the comb and fertilizer industries, which continued to employ nearly 100 persons through the early 1900s. However, general construction of industry, with only 8 manufacturing establishments in 1905 as opposed to 28 in 1880. Agriculture was still vital, Grange organized 1895.

E. Architecture:

Residential: Little recorded from this period; mostly popular Queen Anne and Colonial Revival forms constructed of frame. One major three-story Queen Anne dwelling with Colonial Revival detailing built between 1870-1887 east of the town center on rise, likely association with mill. Now a restaurant.

Institutional: The 1895 Hudson Street School is a two-story frame block with hipped roof and Colonial Revival details: abolished

district system, 1880. Factory School was erected for mill workers; children. 1883 St. Rose of Lima Roman Catholic Church, Patrick Ford of Boston, architect of frame Victorian Gothic nave plan structure with central entrance tower, belfry and short spire, rose window above entrance, buttresses (destroyed 1968). Northborough National Bank moved to three-story brick commercial block, First Northborough Library constructed in 1894 is a stone one-story, three-bay classical building with arched windows and doorway with pedimented entrance and Ionic pilasters.

Commercial: Nothing from this period. It would seem that most construction would have developed in town center in popular commercial style.

Industrial: Little documented. E.W. Chapin factory (1890s) represents typical four-story mill structure with centrally located tower.

X. EARLY MODERN PERIOD (1915-1940)

A. Transportation Routes:

Abandonment of trolley routes by 1930s and improvement of local highways as automobile roads. In the 1920s Main Street becomes part of the major east-west highway from Boston to Worcester and points west (old Route 5 - Yellowstone Trail; then Route 20). South Street (Route 135) is improved as the north - south road to Westborough. In 1930-1931 the old Boston-Worcester Turnpike in the southern corner of town is reconstructed as a four-lane auto turnpike (Route 9). At the same time, road construction alters Route 20, with a short cut-off on East Main Street, and a new southwest connection extending off West Main Street. The new intersection (1930) of Route 9/Route 20 is one of the earliest cloverleaves constructed in the state.

B. Population:

Population fluctuates slightly, but generally increases from 1915 (1797) to 1940 (2382), with greatest increase from 1930-1935 (+450).

C. Settlement Patterns:

Most growth around existing center and along radial roads. Some recreational cottage development on Bartlett Pond. Possible concentration of residents at Westborough State Hospital facility in southeast corner of town.

D. Economic Base:

Statistics are lacking. Textile industry remained major industry with one large woolen mill, Woodside, several smaller shoddy mills. Comb manufacturing continued of short while only. Among several new industries introduced were the manufacture of woven wire dynamo brushes, lamps and cash registers.

Agriculture continued to supply livelihood to many town residents; several gristmills continued in operation.

E. Architecture:

Early Modern period poorly documented in all categories. Field work essential to supplement 1938 modest Decon Fraser High School. Census figures indicate no significant population growth. 1928 one-story, four-bay brick firehouse, addition of two-bay police station in 1950s. 1809 Unitarian Church burns in 1950s and slightly smaller reconstruction executed by Perry Shaw and Hepburn.

APPENDIX D

Massachusetts Cultural Resource Information System
MACRIS

MACRIS Database on Northborough Historic Assets (as of 1/1/2020)

	ADDRESS	INVENTORY CODE	INVENTORY TYPE	PROPERTY NAME	YEAR BUILT	YEAR INVENTORY TAKEN	NOTES
1	Brigham Street Burial Ground	NBO.802	BURIAL GROUND	Brigham Street Burial Ground	c 1727	2008-2009*	** Inventories prepared under contracts
2	Old Howard Street Burial Ground	NBO.801	BURIAL GROUND	Howard Street Burial Ground, Old	1749	2008-2009	
3							
4	Meeting House Common Historic District	NBO.A	AREA	Meeting House Common Historic District		1973	
5	Northborough Town Hall Complex Area	NBO.B	AREA	Northborough Town Hall Complex		~ 1973	
6	Chapinville Mill Area	NBO.C	AREA	Chapinville Mill Area		~ 1973	
7	Woodside - Davisville Area	NBO.D	AREA	Woodside - Davisville		1973	
8	West Main Street, Area	NBO.E	AREA	West Main Street Area		1973	
9	Main Street, Area	NBO.F	AREA	Main Street Area		~ 1973	
10	Massachusetts State Hospitals and Schools	NBO.G	AREA	Massachusetts State Hospitals and State Schools		1993	
11	Westborough State Hospital	NBO.J	AREA	Westborough State Hospital		1993	
12	Wachusett Aqueduct Linear District	NBO.H	AREA	Wachusett Aqueduct Linear District		1989	
13	Water Supply System of Metropolitan Boston	NBO.I	AREA	Water Supply System of Metropolitan Boston		1989	
14	Goodnow - Bartlett Farmsstead, Area	NBO.K	AREA	Goodnow - Bartlett Farmsstead		2008	
15	George C. Davis Area	NBO.L	AREA	George C. Davis		2008-2009	
16	First Church of Northborough, Area	NBO.M	AREA	First Church of Northborough - Unitarian Church		2008-2009	
17	Allen Court Mill Houses, Area	NBO.N	AREA	Allen Court Mill Houses		2008-2009	
18	Allen Street Mill Houses, Area	NBO.O	AREA	Allen Street Mill Houses		2008-2009	
19	Hudson Street Mill Houses, Area	NBO.P	AREA	Hudson Street Mill Houses		2008-2009	
20	River Street, Area	NBO.Q	AREA	River Street Area		2008-2009	
21	School Street - Summer Street, Area	NBO.R	AREA	School Street - Summer Street Area		2008-2009	
22	Single Building Local Historic District	NBO.S	AREA	No. Information ??		??	
23							
24	East Main Street, Milestone, 1767	NBO.908	OBJECT	Milestone, 1767	1767	1973 & 2008	
25	Main Street, Mary Goodnow Gravesite	NBO.915	OBJECT	Goodnow, Mary Memorial	1869	1969 & 2008	
26	West Main Street, Civil War Memorial	NBO.917	OBJECT	Northborough Civil War Memorial	1868	2008-2009	
27	40 Church St	NBO.921	OBJECT	Taylor, East P. Memorial	c 1980	1973 & 2008-2009	see NBO.A, NBO.M, NBO.139
28	40 Church St	NBO.922	OBJECT	First Church of Northborough - Unitarian Church Bell	1809	1973 & 2008-2009	see NBO.A, NBO.M, NBO.140
29	40 Church St	NBO.923	OBJECT	Northborough World War I Memorial	c 1920	1973 & 2008-2009	see NBO.A, NBO.M, NBO.141
30							
31	Allen St	NBO.900	STRUCTURE	Allen Street Bridge		1964	
32	Rt 9	NBO.901	STRUCTURE	Route 9 Bridge over Route 20	1930	1988	
33	Whitney St.	NBO.902	STRUCTURE	Whitney Street Bridge over Railroad	c 1905	1988	
34	Wachusett Aqueduct	NBO.904	STRUCTURE	Wachusett Aqueduct	1896	1984	also see NBO.H and NBO.I
35	Allen & Hudson Sts.	NBO.905	STRUCTURE	Aqueduct over Assabet River	1897	1984 & 2008	see NBO.H & NBO.I
36	Main St.	NBO.906	STRUCTURE	Main Street Bridge over Assabet River	c 1860	1973 & 2009	
37	Main St.	NBO.907	STRUCTURE	Assabet River Dam near Main Street	c 1860	1973 & 2009	
38	Lymann St	NBO.909	STRUCTURE	Westborough State Hospital Power Plant	1964	1993	see NBO.G & NBO.J
39	Lymann St	NBO.910	STRUCTURE	Westborough State Hospital Water Tank	c 1920	1993	see NBO.G & NBO.J
40	Lymann St	NBO.911	STRUCTURE	Westborough State Hospital Water Tank	c 1920	1993	see NBO.G & NBO.J
41	Lymann St	NBO.912	STRUCTURE	Westborough State Hospital Sewage Treatment Tank	c 1920	1993	see NBO.G & NBO.J
42	Lymann St	NBO.913	STRUCTURE	Westborough State Hospital Transformer	1965	1993	see NBO.G & NBO.J
43	South St	NBO.914	STRUCTURE	Westborough State Hospital Agricultural Land		1993	see NBO.G & NBO.J
44	School St	NBO.920	STRUCTURE	Assabet Park	c 1916	2008-2009	
45	Church St	NBO.925	STRUCTURE	Assabet River Railroad Bridge near School Street	c 1855	2008-2009	
46	Hudson St	NBO.926	STRUCTURE	Church Street Stone Bridge over Cold Harbor Brook	c 1860	2008-2009	demolished and rebuilt
47	Hudson St	NBO.927	STRUCTURE	Railroad Bridge over Cold Harbor Brook near Hudson St.	c 1866	2008-2009	
48	Hudson St.	NBO.927	STRUCTURE	Hudson Street Bridge over Cold Harbor Brook	c 1860	2008-2009	
49	2-4 Allen Ct	NBO.224	BUILDING	Wood, David F. Woolen Mill Worker Housing	c 1866	1973 & 2008-2009	
50	6-8 Allen Ct	NBO.225	BUILDING	Wood, David F. Woolen Mill Worker Housing	c 1866	1973 & 2008-2009	see NBO.D & NBO.N
51	10-12 Allen Ct	NBO.226	BUILDING	Wood, David F. Woolen Mill Worker Housing	c 1866	1973 & 2008-2009	see NBO.D & NBO.N
52	14-16 Allen Ct	NBO.227	BUILDING	Wood, David F. Woolen Mill Worker Housing	c 1866	1973 & 2008-2009	see NBO.D & NBO.N
53	16 Allen St	NBO.142	BUILDING	Allen, Samuel House	c 1830	2008	see NBO.339, NBO.D
54	16 Allen St	NBO.142	BUILDING	Allen, Samuel House	c 1830	2008	see NBO.339, NBO.D
55	18 Allen St	NBO.339	BUILDING	Wood, David F. Woolen Mill Worker Housing	c 1920		see NBO.142, NBO.D
56	18 Allen Ct	NBO.228	BUILDING	Wood, David F. Woolen Mill Worker Housing	c 1866	1973 & 2008-2009	see NBO.D & NBO.N

17	20 Allen St	NBO.229	BUILDING	Wood, David F. Woolen Mill Worker Housing	c.1860	1973 & 2008-2009	see NBO.D & NBO.O
18	21 Allen St	NBO.230	BUILDING	Wood, David F. Woolen Mill Worker Housing	c.1860	1973 & 2008-2009	see NBO.D & NBO.O
19	22 Allen St	NBO.231	BUILDING	Wood, David F. Woolen Mill Worker Housing	c.1860	1973 & 2008-2009	see NBO.D & NBO.O
20	23 Allen St	NBO.232	BUILDING	Wood, David F. Woolen Mill Worker Housing	c.1860	1973 & 2008-2009	see NBO.D & NBO.O
21	24 Allen St	NBO.233	BUILDING	Wood, David F. Woolen Mill Worker Housing	c.1860	1973 & 2008-2009	see NBO.D & NBO.O
22	27 Allen St	NBO.234	BUILDING	Wood, David F. Woolen Mill Worker Housing	c.1860	1973 & 2008-2009	see NBO.D & NBO.O
23	88 Ball St	NBO.143	BUILDING	Cookidge, Abigail - Goodnow, Henry House	c.1800	2008-2009	demolished
24	85 Barriett St	NBO.15	BUILDING	Barriett, Capt. Joel House	c.1820	2008-2009	demolished
25	96 Barriett St	NBO.17	BUILDING	Barriett, W. A. House	c.1855	2008-2009	
26	103 Barriett St	NBO.18	BUILDING	Cresbro, George L. House	c.1863	2008-2009	
27	189 Barriett St	NBO.16	BUILDING	Rice, Dea. Mathias House	c.1746	~ 1973	demolished
28	7 Belmont St	NBO.32	BUILDING	Barriett, Jotham House	c.1830	2008-2009	
29	10 Blake St	NBO.235	BUILDING	Deerfoot Farms Dairy Creamery	c.1900	2008-2009	
30	11 Blake St	NBO.236	BUILDING	Munroe Tavern Stables	c.1860	2008-2009	
31	19 Blake St	NBO.237	BUILDING	Bingham Cyrus T. and Company Store	c.1860	2008-2009	
32	20-22 Blake St	NBO.25	BUILDING	Munroe Tavern	r.1750	~ 1973	demolished
33	27 Blake St	NBO.24	BUILDING	Gallagher, Edwin House	c.1870	2008-2009	
34	131 Brigham St	NBO.145	BUILDING	Howe, B. - Whitcomb, A. House	1792	2008-2009	
35	202 Brigham St	NBO.238	BUILDING	Brigham, Jesse House	c.1735	2008-2009	
36	7 Chapin Ct	NBO.52	BUILDING	Northborough Wooden Company Office	1882	2008-2009	
37	10 Chapin Ct	NBO.51	BUILDING	Davis, Isaac Cotton Mill Worker Housing	1832	2008-2009	
38	12 Chapin Ct	NBO.50	BUILDING	Davis, Isaac Cotton Mill Worker Housing	c.1832	2008-2009	
39	16 Chapin Ct	NBO.40	BUILDING	Davis, Isaac Cotton Mill Worker Housing	c.1832	2008-2009	
40	50 Cherry St	NBO.146	BUILDING	Rice, S. - Valentine, Elmer House	c.1716	2008-2009	
41	6 Church St	NBO.61	BUILDING	Rice, John - Fay, Joseph T. House	c.1850	2008-2009	demolished
42	9 Church St	NBO.63	BUILDING	Page, Margaret B. - Ellsworth, William F. House	c.1880	2008-2009	
43	10 Church St	NBO.62	BUILDING	Stone, John House	c.1855	2008-2009	
44	11-13 Church St	NBO.64	BUILDING	Northborough Fire and Police Station	1926	2008-2009	
45	25 Church St	NBO.67	BUILDING	Northborough	1929	~ 1973	
46	33 Church St	NBO.68	BUILDING	Paul, Walker House	1875	2008-2009	
47	39 Church St	NBO.69	BUILDING	Northborough Unitarian Church Parsonage	c.1860	2008-2009	
48	40 Church St	NBO.138	BUILDING	First Church of Northborough - Hall	1948	2008-2009	see NBO.A & NBO.M
49	40 Church St	NBO.177	BUILDING	First Church of Northborough - Meeting House	1950	1973	also see NBO.A & NBO.M
50	49 Church St	NBO.1	BUILDING	Allen, Dr. Joseph House and School	1818	2008-2009	
51	64 Church St	NBO.70	BUILDING	Bigelow, Ezra Hastings House	c.1900	2008-2009	
52	70 Church St	NBO.71	BUILDING	Bigelow, Walter J. House	c.1900	2008-2009	
53	71 Church St	NBO.2	BUILDING	First Evangelical Congregational Church	c.1832	2008-2009	
54	76 Church St	NBO.72	BUILDING	Wood, Eliab House	c.1877	2008-2009	
55	86 Church St	NBO.241	BUILDING	Alwood, Francis H. House	c.1897	2008-2009	
56	87 Church St	NBO.73	BUILDING	Duplise, Peter House	c.1880	2008-2009	
57	91 Church St	NBO.74	BUILDING	Purinton, G. House	c.1855	2008-2009	
58	92 Church St	NBO.149	BUILDING	Fay, Lewis House	c.1855	2008-2009	
59	264 Church St	NBO.44	BUILDING	West District Schoolhouse	c.1846	2008-2009	
60	302 Church St	NBO.43	BUILDING	Holloway, Lt. William House	c.1711	2008-2009	
61	334 Church St	NBO.75	BUILDING	Rice, Natham House	c.1855	2008-2009	
62	335 Church St	NBO.37	BUILDING	Orme, Capt. Edward House	1826	2008-2009	
63	80 Colburn St	NBO.33	BUILDING	Warren, Elphalett House	r.1720	~ 1973	demolished
64	3 Colby St	NBO.45	BUILDING	Fay Steam Saw Mill	c.1847	~ 1973	demolished
65	239 Crawford St	NBO.109	BUILDING	Crawford Farm	1734	1973	also see NBO.150
66	239 Crawford St	NBO.150	BUILDING	Bruce, Stas House	c.1800	2008-2009	also see NBO.109
67	279 Crawford St	NBO.151	BUILDING	Howe, C. House	c.1790	2008-2009	
68	292 Crawford St	NBO.152	BUILDING	Barriett House	r.1750	2008-2009	
69	342 Crawford St	NBO.153	BUILDING	Johnson, Charles Saw Mill and House	c.1850	2008-2009	
70	363 Crawford St	NBO.242	BUILDING	Williams, Stephen House	1799	2008-2009	
71	6 Davis Ave	NBO.154	BUILDING	Davis, George C. Tannery and House	c.1781	2008-2009	
72	284 Davis St	NBO.155	BUILDING		c.1900	2008-2009	
73	307 Davis St	NBO.243	BUILDING	Young, Richard Hopkins House	c.1890	2008-2009	
74	375 Davis St	NBO.47	BUILDING	Davis, George C. House	1851	~ 1973	also see NBO.L
75	375 Davis St	NBO.136	BUILDING	Davis, George C. Barn Complex	c.1855	2008	see NBO.L
76	375 Davis St	NBO.137	BUILDING	Davis, George C. Farm Worker Housing	c.1900	2008	see NBO.L
77	385 Davis St	NBO.19	BUILDING	Davis, Gov. John - Davis, W. E. House	c.1830	2008-2009	
78	390 Davis St	NBO.46	BUILDING	Davis, Col. Joseph House	c.1779	2008-2009	
79	405 Davis St	NBO.48	BUILDING	Davis, Phineas House	c.1730	2008-2009	
80	15 East Main St	NBO.244	BUILDING	Barriett, J. - Merriam, Moses B. House	c.1830	2008-2009	
81	19 East Main St	NBO.245	BUILDING	Greene, Frank H. House	c.1890	2008-2009	
82	32 East Main St	NBO.27	BUILDING	Warren House	c.1785	~ 1973	demolished
83	34 East Main St	NBO.246	BUILDING	Mitchell, Edward A. House	c.1880	2008-2009	
84	76 East Main St	NBO.247	BUILDING	Burbank, Peter - Desrosiers, Joseph H. House	c.1883	2008-2009	
85	90 East Main St	NBO.248	BUILDING	Cox, John House	c.1890	2008-2009	
86	117-119 East Main St	NBO.249	BUILDING	Lowe, John W. House	c.1890	2008-2009	
87	137 East Main St	NBO.21	BUILDING	Patterson, A. House	c.1760	2008-2009	
88	142 East Main St	NBO.22	BUILDING	Allen, L. - Rose, J. House	c.1795	~ 1973	demolished
89	181 East Main St	NBO.20	BUILDING	Goodnow - Barriett, Gill and E. B. House	c.1745	~ 1973	demolished see also NBO.K
90	181 East Main St	NBO.130	BUILDING	Goodnow - Barriett, Gill and E. B. Barn	c.1850	2008-2009	demolished, see also NBO.K.

131	181 East Main St	NBO 131	BUILDING	Goodnow - Bartlett, Gill and E. B. Tri-Park Garage	c 1900	2008-2009	demolished, see also MBO K.
132	181 East Main St	NBO 132	BUILDING	Goodnow - Bartlett, Gill and E. B. Kennel - Shed	c 1900	2008-2009	demolished, see also MBO K.
133	181 East Main St	NBO 133	BUILDING	Goodnow - Bartlett, Gill and E. B. A-Frame Shed	c 1970	2008-2009	demolished, see also MBO K.
134	181 East Main St	NBO 134	BUILDING	Goodnow - Bartlett, Gill and E. B. Barn	r 1850	2008-2009	demolished, see also MBO K.
135	50 Fay Ln	NBO 49	BUILDING	Fay, Asa House	c 1794	2008-2009	
136	68 Green St	NBO 36	BUILDING	Fay, Nahum House	c 1770	2008-2009	
137	500 Green St	NBO 28	BUILDING	Livermore, Des, Jonathan House	1727	2008-2009	demolished
138	518 Green St	NBO 157	BUILDING	Brigham, John House	r 1855	2008-2009	
139	110 Howard St	NBO 250	BUILDING	Murray, Charles C. House	c 1898	2008-2009	
140	300 Howard St	NBO 108	BUILDING	Townsend, Joshua - Holbrook, Lowell House	1744	2008-2009	
141	333 Howard St	NBO 251	BUILDING	Green, Vera House	1953	2008-2009	
142	386 Howard St	NBO 158	BUILDING	Rice, Benjamin House	1790	2008-2009	
143	660 Howard St	NBO 29	BUILDING	Keyes, Capt. Privette House	c 1830	2008-2009	
144	9 Hudson St	NBO 114	BUILDING	Rice, Anson House	c 1850	2008-2009	
145	14 Hudson St	NBO 113	BUILDING	Russell, S. House	c 1842	2008-2009	
146	15 Hudson St	NBO 252	BUILDING	Parmenter, Albert House	c 1768	2008-2009	
147	16 Hudson St	NBO 112	BUILDING	Fay, Herman House	c 1855	2008-2009	
148	17 Hudson St	NBO 111	BUILDING	Fairbanks, John - Montague, Richard House	c 1855	2008-2009	
149	24 Hudson St	NBO 253	BUILDING	Rice, Eveline M. House	c 1867	2008-2009	
150	43 Hudson St	NBO 180	BUILDING	Worcester & Marlborough Street Railway Powerhouse	1897	2008-2009	
151	47 Hudson St	NBO 110	BUILDING	Procter, Harwood and Josiah House	c 1860	2008-2009	
152	55 Hudson St	NBO 254	BUILDING	Bush, Warren T. House	c 1850	2008-2009	
153	56 Hudson St	NBO 255	BUILDING	Fanell, Walter M. Comb Factory	c 1900	2008-2009	
154	75 Hudson St	NBO 256	BUILDING	Liley, Charles E. House	c 1900	2008-2009	
155	87 Hudson St	NBO 257	BUILDING	Rice, Curtis House	c 1850	2008-2009	
156	89 Hudson St	NBO 258	BUILDING	Prattson, Henry House	c 1880	2008-2009	
157	110 Hudson St	NBO 259	BUILDING	Fanell, Alonzo C. House	c 1860	2008-2009	
158	114 Hudson St	NBO 161	BUILDING	Fanell, Walter M. House	c 1860	2008-2009	
159	121 Hudson St	NBO 260	BUILDING	Bruso, Isaac House	c 1860	2008-2009	
160	148 Hudson St	NBO 261	BUILDING	Chapdelaine, Joseph House	c 1850	2008-2009	
161	153 Hudson St	NBO 262	BUILDING	Mosso, Joseph House	c 1860	2008-2009	
162	161 Hudson St	NBO 263	BUILDING	Contos, Oliver House	c 1860	2008-2009	see NBO D & NBO P
163	183 Hudson St	NBO 264	BUILDING	Wood, David F. Woolen Mill Worker Housing	c 1860	1973 & 2009	see NBO D & NBO P
164	185 Hudson St	NBO 265	BUILDING	Wood, David F. Woolen Mill Worker Housing	c 1860	1973 & 2009	see NBO D & NBO P
165	200 Hudson St	NBO 266	BUILDING	Woodside Mills	1888	2008-2009	
166	215 Hudson St	NBO 267	BUILDING	Wood, David F. Woolen Mill Worker Housing	c 1860	1973 & 2009	see NBO D & NBO P
167	216 Hudson St	NBO 268	BUILDING	Wood, David F. Woolen Mill Worker Housing	c 1860	1973 & 2009	see NBO D & NBO P
168	219 Hudson St	NBO 269	BUILDING	Wood, David F. Woolen Mill Worker Housing	c 1860	1973 & 2009	see NBO D & NBO P
169	220 Hudson St	NBO 270	BUILDING	Wood, David F. Woolen Mill Worker Housing	c 1860	1973 & 2009	see NBO D & NBO P
170	238 Hudson St	NBO 162	BUILDING	Geodrich Brickyard Model House	c 1850	2008-2009	severe fire damage, repaired
171	255 Hudson St	NBO 271	BUILDING	Chapin, Ezra Wood Estate Cottage	c 1860	2008-2009	demolished
172	261 Hudson St	NBO 272	BUILDING	Illingworth, Robert House	c 1850	2008-2009	
173	317 Hudson St	NBO 41	BUILDING	Chapinville Post Office and General Store	c 1860	2008-2009	
174	342 Hudson St	NBO 55	BUILDING	Wheeler, Edmund W. House	1869	2008-2009	
175	343 Hudson St	NBO 42	BUILDING	Barnard, E. House	c 1800	2008-2009	
176	374 Hudson St	NBO 54	BUILDING		r 1840	1969	demolished
177	400 Hudson St	NBO 53	BUILDING	Barnard, Luther - Hinds, David House	c 1850	2008-2009	
178	6 Lancaster Dr	NBO 35	BUILDING	Holbrook, T. House	c 1830	2008-2009	
179	1 Lyman St	NBO 14	BUILDING	Newton, S. - Norcross, Stephen W. House	c 1830	2008-2009	
180	41 Lyman St	NBO 13	BUILDING	Norcross, Stephen House	c 1870	-1973	demolished
181	Lyman St	NBO 115	BUILDING	Westborough State Hospital Piggery	1890	1993	demolished, see NBO G & NBO J
182	Lyman St	NBO 116	BUILDING	Westborough State Hospital Barn	c 1918	1993	demolished, see NBO G & NBO J
183	Lyman St	NBO 117	BUILDING	Westborough State Hospital Engineer's Home	1906	1993	see NBO G & NBO J
184	Lyman St	NBO 118	BUILDING	Westborough State Hospital Engineer's Garage	c 1900	1993	see NBO G & NBO J
185	Lyman St	NBO 120	BUILDING	Westborough State Hospital - Chauncy Hall	1930	1993	see NBO G & NBO J
186	Lyman St	NBO 121	BUILDING	Westborough State Hospital Pole Barn	1967	1993	see NBO G & NBO J
187	Lyman St	NBO 122	BUILDING	Westborough State Hospital Hay Barn	1965	1993	see NBO G & NBO J
188	Lyman St	NBO 123	BUILDING	Westborough State Hospital Power Plant	c 1930	1993	see NBO G & NBO J
189	Lyman St	NBO 124	BUILDING	Westborough State Hospital Auxiliary Garage	1968	1993	see NBO G & NBO J
190	Lyman St	NBO 125	BUILDING	Westborough State Hospital Salvage Yard Buildings	1929	1993	demolished, see NBO G & NBO J
191	Lyman St	NBO 126	BUILDING	Westborough State Hospital Shed	r 1935	1993	see NBO G & NBO J
192	Lyman St	NBO 127	BUILDING	Westborough State Hospital Garage	r 1935	1993	see NBO G & NBO J
193	Lyman St	NBO 128	BUILDING	Westborough State Hospital Pumping Station	r 1945	1993	demolished, see NBO G & NBO J
194	Lyman St	NBO 129	BUILDING	Westborough State Hospital Pumping Station	c 1966	1993	see NBO G & NBO J
195	10 Main St	NBO 82	BUILDING	Rice, Anson - Winn-Whittaker Building	c 1830	2008-2009	
196	20 Main St	NBO 5	BUILDING	Carruth, C. House	c 1855	2008-2009	
197	23 Main St	NBO 103	BUILDING	Northborough Evangelical Congregational Church	1847	2008-2009	
198	24 Main St	NBO 9	BUILDING	Gale, Cyrus Jr. House	c 1850	2008-2009	
199	28 Main St	NBO 11	BUILDING	Northborough National Bank	1854	2008-2009	
200	30 Main St	NBO 10	BUILDING	Ball, Dr. Stephen III House	c 1800	2008-2009	
201	33 Main St	NBO 102	BUILDING	Gale, Cyrus House	c 1855	2008-2009	
202	34 Main St	NBO 84	BUILDING	Northborough Public Library - Gale Library	1885	2008-2009	
203	37-50 Main St	NBO 8	BUILDING	Call, Cyrus General Store	c 1865	2008-2009	
204	38 Main St	NBO 7	BUILDING	Ball, Dr. Stephen Jr. House	c 1730	2008-2009	

205	43 Main St	NBO.6	BUILDING	Cable, Capt. Cyrus House	c 1766	2008-2009	
206	44 Main St	NBO.85	BUILDING	Leonard, J. F. House	c 1898	2008-2009	
207	45 Main St	NBO.86	BUILDING	Shannon, L. F. House	c 1846	2008-2009	
208	46 Main St	NBO.86	BUILDING	Seaver, Abraham Wood House	c 1852	2008-2009	
209	51 Main St	NBO.100	BUILDING	Seaver, Abraham Wood House	c 1852	2008-2009	
210	52 Main St	NBO.12	BUILDING	First Baptist Church of Northborough	1860	2008-2009	
211	55 Main St	NBO.99	BUILDING	Davis, Isaac - Fay, Rev. Warren Fay House	1841	2008-2009	
212	56 Main St	NBO.88	BUILDING	Moore, Lorenzo L. House	c 1870	2008-2009	see NBO.F
213	59 Main St	NBO.98	BUILDING	Wood, Samuel Jr. House	c 1871	1973	
214	60 Main St	NBO.89	BUILDING	Jewett, Dr. Henry A. House	c 1855	2008-2009	
215	63 Main St	NBO.97	BUILDING	Northborough High School	1938	2008-2009	
216	64 Main St	NBO.90	BUILDING	Haynes, Sias - Hildreth, Milo House	c 1855	2008-2009	
217	67 Main St	NBO.96	BUILDING	Root, Jehro B. House	c 1870	2008-2009	
218	70 Main St	NBO.91	BUILDING	Smith, Edward H. House	c 1898	2008-2009	
219	74-76 Main St	NBO.92	BUILDING	Northborough Baptist Church Parsonage	c 1870	2008-2009	
220	75 Main St	NBO.4	BUILDING	Grout, Seth - Wood, Samuel III House	1750	1973 & 2008	see NBO.F
221	75 Main St	NBO.338	BUILDING	Nason, Thaddeus Barn	1850	2008-2009	
222	80 Main St	NBO.93	BUILDING	Wood, Samuel House	c 1855	2008-2009	demolished
223	81 Main St	NBO.94	BUILDING	Smith, J. Shop	c 1870	2008-2009	
224	81 Main St	NBO.84	BUILDING	Emery, Herbert Bone and Grist Mill	c 1870	2008-2009	
225	81 Main St	NBO.84	BUILDING	Emery, Herbert Bone and Grist Mill	c 1870	2008-2009	
226	96 Main St	NBO.165	BUILDING	Gale, Capt. Cyrus House	c 1852	2008-2009	
227	100 Main St	NBO.166	BUILDING	Wood, Capt. Samuel - Seaver, Samuel House	c 1750	2008-2009	
228	104 Main St	NBO.275	BUILDING	Ashlew, Rev. Samuel S. House	c 1860	2008-2009	
229	130 Main St	NBO.276	BUILDING	Seaver, William House	c 1855	2008-2009	
230	140 Main St	NBO.277	BUILDING	Hunt, Stephen House	c 1840	2008-2009	demolished
231	154 Main St	NBO.278	BUILDING	Hunt, Capt. Jeremiah House	1817	2008-2009	
232	167 Main St	NBO.168	BUILDING	Wesson, Daniel B. Estate Groundkeeper Cottage	c 1886	2008-2009	
233	191 Main St	NBO.169	BUILDING	Wesson, Daniel B. House	c 1886	2008-2009	
234	368 Main St	NBO.59	BUILDING	Chet's Diner	c 1931	2008-2009	
235	413 Main St	NBO.58	BUILDING	Curve Inn	1940	--1973	demolished
236	453 Main St	NBO.57	BUILDING	Barlett, Dea. Jonas House	1775	2008-2009	
237	15 Main St	NBO.104	BUILDING	Exoot Service Station	1969	1973	demolished
238	13 Maple St	NBO.279	BUILDING	Old Northborough Town Hall	1882	1973	demolished, replica built
239	25-27 Maple St	NBO.280	BUILDING	Wesson, Daniel B. Estate Groundkeeper House	c 1882	2008-2009	
240	101 Maple St	NBO.170	BUILDING	Wesson, Daniel B. Estate Employee Housing	c 1882	2008-2009	
241	129 Maple St	NBO.171	BUILDING	Carroll, S. House	c 1800	2008-2009	
242	1 Menzies Ave	NBO.38	BUILDING	Bourne, Rev. G. W. House	c 1849	2008-2009	
243	2 Mill St	NBO.172	BUILDING	Fay, L. - Metzger, Cyrus House	c 1760	2008-2009	
244	5 Mill St	NBO.281	BUILDING	Pierce Barn	c 1855	2008-2009	
245	7 Mill St	NBO.173	BUILDING	Johnson, Charles E. House	c 1890	2008-2009	
246	12 Mill St	NBO.174	BUILDING	Stearns, J. House	c 1855	2008-2009	
247	9 Monroe St	NBO.175	BUILDING	Maynard, L. House	c 1855	2008-2009	demolished
248	14 Monroe St	NBO.282	BUILDING	Newton, Richard W. House	c 1870	2008-2009	demolished
249	359 Newton St	NBO.176	BUILDING	Bachelder, Alice A. House	c 1898	2008-2009	
250	68 Oak Ave	NBO.177	BUILDING	Maynard, T. House	1750	2008-2009	
251	1 Perry Ln	NBO.83	BUILDING	Fay, Nahum House	c 1720	2008-2009	
252	16 Pierce St	NBO.283	BUILDING	Fisher, Hannah Alice House	c 1880	2008-2009	
253	23 Pierce St	NBO.284	BUILDING	Chapin, Marvin - Maynard, Caleb House	1835	2008-2009	demolished, See NBO B
254	25 Pierce St	NBO.285	BUILDING	Smart, Robert of Unit Church	1883	2008-2009	demolished, See NBO B
255	25 Pierce St	NBO.285	BUILDING	Gearty, Winifred House	1889	2008-2009	
256	25 Pierce St	NBO.285	BUILDING	Fall, George H. House	c 1890	2008-2009	
257	22 Pleasant St	NBO.178	BUILDING	Fay, J. T. House	c 1816	2008-2009	
258	44 Pleasant St	NBO.286	BUILDING	Allen, John L. House	c 1875	2008-2009	
259	60 Pleasant St	NBO.106	BUILDING	Gale, Cyrus - Ellsworth, W. House	c 1855	2008-2009	
260	67 Pleasant St	NBO.287	BUILDING	Gorman, Walter - Norton, Matthew House	c 1860	2008-2009	
261	67 Pleasant St	NBO.288	BUILDING	Wadsworth, Ralph House	c 1900	2008-2009	
262	67 Pleasant St	NBO.289	BUILDING	Burdett, Curtis Herbert House	1905	2008-2009	
263	67 Pleasant St	NBO.289	BUILDING	Sargent, Della M. House	1910	2008-2009	
264	156 Pleasant St	NBO.179	BUILDING	Healings, H. House	1735	2008-2009	demolished
265	6 Reservoir Street	NBO.76	BUILDING	Howe, Monroe - Burdick, Emerson House	c 1781	2008-2009	
266	9 Rice Ave	NBO.31	BUILDING	Rice, John Minot House	c 1890	--1973	demolished
267	254 Rice Ave	NBO.39	BUILDING	Parmenter, Joel - Newton, Dea. Paul House	c 1800	1973 & 2009	see NBO.C
268	6 River St	NBO.180	BUILDING	Wood, Samuel II - Seaver, Samuel Fulving Mill	c 1751	2008-2009	
269	13 River St	NBO.181	BUILDING	Seaver, W. House	c 1810	2008-2009	see NBO.G
270	13 River St	NBO.181	BUILDING	Seaver, W. House	c 1810	2008-2009	see NBO.G
271	15 River St	NBO.292	BUILDING	Seaver, W. House	c 1900	2008-2009	see NBO.O
272	19 River St	NBO.293	BUILDING	Sargent, S. E. House	c 1900	2008-2009	see NBO.O
273	23 River St	NBO.294	BUILDING	Sargent, S. E. House	c 1900	2008-2009	see NBO.O
274	25 River St	NBO.182	BUILDING	Randlett, Nathaniel House	c 1898	2008-2009	also see NBO.Q
275	24-26 River St	NBO.295	BUILDING	Randlett, Nathaniel House	c 1900	2008-2009	see NBO.Q
276	28-30 River St	NBO.296	BUILDING	Randlett, Nathaniel House	c 1885	2008-2009	see NBO.Q
277	32 River St	NBO.297	BUILDING	Randlett, Nathaniel House	c 1885	2008-2009	see NBO.Q
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353	Whitney St	NBC 81	BUILDING	Bush, Walter M. House	c 1750	2008-2009	
354	61-63 Whitney St	NBC 213	BUILDING	Bush, Warren T. House	c 1855	2008-2009	demolished
355	62 Whitney St	NBC 30	BUILDING	Whitney, Peter Parsonage	c 1780	2008-2009	
356	88 Whitney St	NBC 214	BUILDING	Meynard, J. House	c 1855	2008-2009	
357	96 Whitney St	NBC 215	BUILDING	Fairbanks, Joseph House	c 1831	2008-2009	demolished
358	102 Whitney St	NBC 216	BUILDING	Gallop, J. B. House	c 1855	2008-2009	
359	109 Whitney St	NBC 217	BUILDING	Sewer, J. M. House	c 1816	2008-2009	
360	113 Whitney St	NBC 218	BUILDING	Sewer, J. F. House	c 1770	2008-2009	
361	154 Whitney St	NBC 219	BUILDING	Carroll, Harold T. House	c 1837	2008-2009	
362	192 Whitney St	NBC 220	BUILDING	North District #2 Schoolhouse	1792	2008-2009	
363	220 Whitney St	NBC 327	BUILDING	Corey, Edwin S. House	1884	2008-2009	
364	234 Whitney St	NBC 328	BUILDING	Corey, Theodore F. House	c 1875	2008-2009	
365	310 Whitney St	NBC 34	BUILDING	North District #3 Schoolhouse	c 1841	2008-2009	
366	347 Whitney St	NBC 329	BUILDING	Goddard, Solomon House - Applewood Farm	c 1750	2008-2009	
367	450 Whitney St	NBC 36	BUILDING	Goddard, William House	1726	1989	demolished
368	10 Winer St	NBC 330	BUILDING	Cook, Elizabeth Maria House	c 1890	2008-2009	
369	41 Winer St	NBC 221	BUILDING	Poler, J. House	c 1816	2008-2009	
370	46 Winer St	NBC 222	BUILDING	Mahan House	c 1855	2008-2009	
371	55 Winer St	NBC 223	BUILDING	Cotter, Sara A. House	c 1780	2008-2009	

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Historical Commission - Establishment; Powers and Duties

Massachusetts General Law: Part I, Title VII, Chapter 40, Section 8D

A city or town which accepts this section may establish an historical commission, hereinafter called the commission, for the preservation, protection and development of the historical or archeological assets of such city or town. Such commission shall conduct researches for places of historic or archeological value, shall cooperate with the state archeologist in conducting such researches or other surveys, and shall seek to coordinate the activities of unofficial bodies organized for similar purposes, and may advertise, prepare, print and distribute books, maps, charts, plans and pamphlets which it deems necessary for its work. For the purpose of protecting and preserving such places, it may make such recommendations as it deems necessary to the city council or the selectmen and, subject to the approval of the city council or the selectmen, to the Massachusetts historical commission, that any such place be certified as an historical or archeological landmark. It shall report to the state archeologist the existence of any archeological, paleontological or historical site or object discovered in accordance with section twenty-seven C of chapter nine, and shall apply for permits necessary pursuant to said section twenty-seven C. Any information received by a local historical commission with respect to the location of sites and specimens, as defined in section twenty-six B of chapter nine, shall not be a public record. The commission may hold hearings, may enter into contracts with individuals, organizations and institutions for services furthering the objectives of the commission's program; may enter into contracts with local or regional associations for cooperative endeavors furthering the commission's program; may accept gifts, contributions and bequests of funds from individuals, foundations and from federal, state or other governmental bodies for the purpose of furthering the commission's program; may make and sign any agreements and may do and perform any and all acts which may be necessary or desirable to carry out the purposes of this section. It shall keep accurate records of its meetings and actions and shall file an annual report which shall be printed in the case of towns in the annual town report. The commission may appoint such clerks and other employees as it may from time to time require. The commission shall consist of not less than three nor more than seven members. In cities the members shall be appointed by the mayor, subject to the provisions of the city charter, except that in cities having a city manager form of government, said appointments shall be by the city manager, subject to the provisions of the charter; and in towns they shall be appointed by the selectmen, excepting towns having a town manager form of government, in which towns appointments shall be made by the town manager, subject to the approval of the selectmen. Alternate members may be appointed in like manner as provided for in this section not exceeding in number the principal members. In the case of the absence or inability to act on the part of a principal member, the place of the principal member shall be taken by an alternate member designated by the chairman. When a commission is first established, the terms of the members and alternate members shall be for one, two or three years, and so arranged that the terms of approximately one third of the members and alternate members will expire each year, and their successors shall be appointed for terms of three years each. Any member or alternate member of a commission so appointed may, after a public hearing if requested, be removed for cause by the appointing authority. A vacancy occurring otherwise than by expiration of a term shall in a city or town be filled for the unexpired term in the same manner as an original appointment. Said commission may acquire in the name of the city or town by gift, purchase, grant, bequest, devise, lease or otherwise the fee or lesser interest in real or personal property of significant historical value and may manage the same.

Chapter 9-64**STREETS****Sections:**

- 9-64-010 Acceptance as public ways**
- 9-64-020 Minimum standards**
- 9-64-030 Naming of streets**
- 9-64-040 Street closings**
- 9-64-050 Snow removal**
- 9-64-060 Plowing of private ways**

9-64-010 Acceptance as public ways

- A. The proposed layout of a way shall be referred to the Planning Board, which has forty-five (45) days in which to file a report.
- B. The Selectmen shall then vote to hold a hearing to lay out the way, and all abutters must receive written notice at least seven (7) days prior to the hearing.
- C. The Selectmen shall vote to lay out the way following the hearing, specifying by courses and distances the location of the way.
- D. The order of laying out must be filed with the Town Clerk at least seven (7) days before the Town Meeting, together with a plan.
- E. An article shall be placed in the warrant for the Town Meeting to accept the way; the town then votes thereon.
- F. If there is any landtaking by eminent domain, the order of taking must be adopted by the Selectmen within thirty (30) days after the close of the Town Meeting. The order of taking must be recorded in the Registry of Deeds within thirty (30) days after its adoption by the Selectmen.
- G. *Acceptance as public ways. In accordance with the foregoing, the maintenance is authorized for the following streets:

Abenaki Road
Adams Road
Agawam Drive
Alcott Drive
Allen Street

Assabet Drive
 Assabet Drive Extension
 Assabet Hill Circle ATM 04-28-1998
 Babcock Drive
 Balcom Drive
 Ball Street
 Bartlett Street
 Bearfoot Road
 Beeman Road
 Beverly Road
 Birch Hill Road
 Blake Street
 Blueberry Lane ATM 04-28-1998
 Boundary Street
 Brendon Drive
 Brewer Street
 Bridal Path Drive
 Brigham Street
 Buckhill Road ATM 04-23-2007
 Captain Eager Drive
 Carriage Hill Road ATM 04-24-1995
 Carruth Drive
 Castle Road ATM 04-22-2002
 Catherine Drive
 Cedar Hill Road
 Chapin Street
 Charina Road
 Cherlyn Drive
 Cherry Street
 Chesterfield Road
 Chestnut Hill Road
 Church Street
 Claflin Farm Lane
 Colburn Street
 Colby Street
 Cold Harbor Drive
 Collins Road

Coolidge Circle	
Copley Drive	
Coram Farm Road	
Crawford Street	
Crestwood Drive	
Crestwood Drive Extension	
Cyrus Way	ATM 4-28-14
Dartmouth Drive	
Davis Avenue	
Davis Street	
Dennis Circle	
Donald Street	
East Main Street	
Edge Way	ATM 04-29-97
Edmunds Way	ATM 04-29-97
Eliot Road	
Elmwood Drive	
Emerson Road	
Fairway Drive	ATM 4-29-08
Farm House Road	
Fawcett Orchard Road	
Fay Lane	
Fernbrook Road	
Fisher Street	
Forbes Road	
Forrest Road	
Foxwood Lane	ATM 04-27-1999
Franklin Street	
Galahad Road	ATM 4-27-09
Gale Street	
Garrison Circle	
Gates Lane	ATM 04-24-2000
Goddard Road	ATM 05-19-1986
Green Street	
Greenwood Road	
Gristmill Lane	ATM 04-24-2000
Halloway Lane	

Hamilton Road	
Hamilton Road Extension	
Hawthorne Circle	
Hemlock Drive	
Hoover Road	
Howard Street	
Hudson Street	
Increase Ward Drive	
Indian Meadow Drive	
Iroquois Drive	
Jacob Cobb Lane	
Jay Avenue	
Jefferson Road	
Jenkins Drive	ATM 04-23-07
Jethro Peters Lane	
John Edward Drive	
Johnson Avenue	
Johnson Avenue (portion)	ATM 4-28-14
Joseph Road	
Juniper Brook Road	
Juniper Lane	
Kendall Drive	
Kent Drive	
Kerrycraig Circle	
Kimball Lane	
King Street	
Kristyn Drive	
Lancaster Drive	
Lanthorn Road	
Laurel Avenue	
Lawrence Street	
Leland Avenue	
Leland Drive	
Lexington Road	
Liberty Drive	ATM 04-28-1998
Lincoln Street	
Little Pond Road	ATM 04-24-2000

- Longfellow Road
- Lyman Street
- MacAlister Drive
- Madison Road
- Main Street
- Maple Street
- Mashpee Circle
- Mayflower Road
- Maynard Street
- Meadow Road
- Meadowbrook Road
- Memorial Drive
- Mentzer Avenue
- Mileston Lane ATM 04-24-2000
- Milk Porridge Circle
- Mill Street
- Mohawk Drive
- Mohican Avenue ATM 04-25-1995
- Monroe Street
- Monument Drive ATM 04-28-1998
- Moore Lane
- Morse Circle
- Mulberry Lane
- Mulligan Way ATM 4-29-08
- Murdock Drive
- Nelson Drive
- Newton Street
- Northgate Road
- Oak Avenue
- Oak Avenue Extension
- Oak Meadow Drive ATM 04-29-97
- Old Colonial Road
- Omaha Avenue
- Orchard Circle
- Otis Street
- Overlock Drive (portion)
- Park Street

Patrick Drive	
Patriot Drive	ATM 04-28-1998
Patty Lane	
Pierce Street	
Pinehaven Drive	
Pleasant Street	
Potter Circle	
Prospect Street	
Railroad Drive	
Reservoir Street	
Rice Avenue	
Ridge Road	
Riley Road	
River Street	
Rodney Terrace	
Rogers Avenue	
Rooney Street	
Rustic Drive	
Ruth Road	
Saddle Hill Drive	ATM 04-28-1998
Samuel Gamwel Road	
Sawmill Drive	ATM 04-22-1996
Sawyer Road	ATM 04-24-1995
School Street	
Scott Lane	
Shadylane Avenue	
Solomon Pond Road	
South Street	
Spruce Hill Drive	
St. James Drive	
Stirrup Brook Lane	ATM 04-23-2007
Stone Drive	
Stratton Way	ATM 04-24-1995
Summer Street	
Sunnyhill Road	
Sunset Drive	
Talbot Road	

Thaddeus Mason Road**	
Thaddeus Mason Road (portion)	
Thayer Street	
Thoreau Road	
Tomahawk Drive	
Tomblin Hill Road	
Tory Lane	ATM 04-24-2000
Treetop Circle	ATM 04-22-1996
Tricorner Circle	
Valentine Road	
Vanessa Drive	ATM 04-24-2000
Warren Drive	
Washburn Street	
Washington Road	
Weber Lane	ATM 4-28-14
Wesson Terrace	
West Street	
Westbrook Road	
Wheeler Lane	
Wheelwright Drive	ATM 04-28-1998
Whitney Street	
Wiles Farm Road	
Williamsburg Circle	
Wilson Road	
Winn Street	
Winn Terrace (parcels A and B)	ATM 4-29-08
Winsor Lane	ATM 04-28-1998
Winter Street	
Woodland Road	
Woodlawn Street	
Woodstone Road	

* **Editor's Note:** This subsection was added pursuant to the Town's request. The various streets included in this subsection were accepted on various dates. The actual dates can be obtained through the Town Hall.

** **Editor's Note:** Thaddeus Mason Road: From Jethro Peters Lane to Jacob Cobb Lane as shown on file with the Town Clerk.
(Updated 8/14; Updated 10/12. Prior code § 183-61)

9-64-020 Minimum standards

- A. Width of the traveled way shall not be less than twenty-two (22) feet of paved surface. **[Amended 1988]**
- B. Shoulders shall be either graveled or grassed and must be at least two (2) feet in width on each side of the traveled way.
- C. Construction.
 - (1) Surface must consist of one (1) application of penetrating oil of not less than one-third (1/3) gallon per square yard and one (1) application of oil for a seal coat of not less than one-fourth (1/4) gallon per square yard.
 - (2) The base of the traveled way must be of good quality gravel as follows:
 - (a) Gravel base shall consist of hard, durable stone and coarse sand practically free from loam and clay, uniformly graded and containing no stone having a dimension greater than six (6) inches, such base layer to be not less than six (6) inches.
 - (b) Middle gravel layer shall consist of hard, durable stone and coarse sand practically free from loam and clay, uniformly graded and containing no stone having a dimension greater than three (3) inches, such layer to be not less than four (4) inches.
 - (c) Top layer of gravel base shall consist of crushed bank gravel or equivalent containing no stone having a dimension greater than one (1) inch, in a layer of not less than two (2) inches.
- D. Paved surface must be graded so that the midpoint of paved surface is not less than two and one-half (2-1/2) inches higher than each edge of paved surface on a traveled way of twenty-two (22) feet. **[Amended 1988]**
- E. Adequate drainage must be provided according to the topography and soil characteristics of the area. Drainage ditches must not be less than two (2) feet from the edge of traveled way and must be directed to the natural flow of water to brook or pond. Any pipe traversing the traveled way must be laid not less than three (3) feet below final grade level at the highest point of the pipe.
- F. All materials used in construction must conform to Massachusetts Department of Public Works as outlined in Standard Specifications for Highways, Bridges and Waterways.
- G. Right-of-way for a public way shall not be less than thirty-three (33) feet, or two (2) rods.
- H. Provision for utilities installed must be made no less than two (2) feet from the traveled way, so that minimum disturbance of the traveled way is necessitated by utility service.
- I. While no specifications are required, provision should be allowed for parking off the public way, for curbing and for sidewalk.

- J. Minimum standards have been developed with comparable roads in Northborough in mind. They do not meet requirements of the Northborough Planning Board of minimum standards for subdivision roads, nor are they intended to supersede or apply to such subdivision roads in any way.

(Prior code § 183-62)

9-64-030 Naming of streets

- A. Whereas the responsibility for naming of or renaming of ways open to public use is within the jurisdiction of the Selectmen, the following policy is adopted to prevent confusion of the public in locating streets within the Town of Northborough:
- (1) Names selected shall have historic significance re: individuals, historic landmarks or area characteristics.
 - (2) Names selected shall, so far as practical, avoid similarity to existing names in both spelling and pronunciation.
 - (3) Use of an existing name with a differing designation, such as street, road or drive, is to be avoided. Henceforth, designations of ways shall be as provided in Subsection C.
 - (4) Names, so far as practical, shall be easy to pronounce, with a preference given to short names which may be easy to read on street signs and to spell.
 - (5) Prior to naming or renaming of streets, the Board of Selectmen shall submit to the Northborough Historical Commission as complete information as may be available concerning streets to be named or renamed with a request that its recommendations and reasons therefor be submitted to said Board within thirty (30) days.
 - (6) In all cases of changing the name of any such way, the Board of Selectmen shall hold a public hearing thereon and notify all persons known to occupy structures on such way, in writing, of the time, date and place of such meeting, together with information as to the portion or portions of ways to be affected by such change, the proposed new name and the reason for the proposed change.
 - (7) In the matter of proposed new ways, the Board of Selectmen shall, so far as practical, cooperate with the Planning Board and subdividers in an effort to have streets properly named and designated on plans when recorded.
 - (8) Notification of all votes concerning naming of ways shall, in addition to statutory requirements, be given to the following:
 - (a) All occupants of property abutting such way.
 - (b) Planning Board.
 - (c) Town Clerk.
 - (d) Board of Assessors.
 - (e) Police Department.
 - (f) Fire Department.
 - (g) Highway Department.
 - (h) Historical Commission.
 - (i) Town Engineer.
 - (j) Northborough Post Office.
 - (k) Department of Public Works, Worcester.

- B. Administration of this policy shall be designated to the Town Administrator.
- C. Terms to be used.
- (1) For the convenience of the public, the following terms should be used to designate public ways:
 - (a) Street: an accepted public way which commences at a public way and runs to another public way, such term to be applied mainly to accepted public ways within a one-mile radius of the present Town Hall.
 - (b) Drive: an accepted public way which commences at a public way and terminates at a dead end or cul-de-sac.
 - (c) Circle: an accepted public way which commences at a public way and rejoins itself in the form of a loop or at a point on the street of origin within one hundred (100) yards of the point of beginning.
 - (d) Avenue: an accepted public way which constitutes a main thoroughfare from one part of town to another.
 - (e) Road: an accepted public way which stops at a town line or continues into another town which is not a main thoroughfare, or an accepted public way that lies outside a one-mile radius of the present Town Hall.
 - (f) Way: any way open for public use which has not been accepted as a public way.
 - (g) Boulevard: a divided accepted public way with landscaped center strip which is not a part of an interstate highway system.
 - (2) Main highways through the town shall, as far as possible, bear designations consistent with names by which they may be known throughout the area in general, such as Route 1290, Southwest Cutoff, etc.
 - (3) Terms such as "lane," "alley," "parkway" and other designations are to be avoided except in cases where, by virtue of peculiar conditions or historic significance, such designation appears appropriate.

(Prior code § 183-63)

9-64-040 Street closings

- A. No street or other public way within the Town of Northborough shall be closed by any person, corporation or other party until a permit for such closing has been granted therefor.
- B. All applications for and permits for the closing of streets shall be subject to the following conditions and regulations:
- (1) Applications for such permits shall be made to the Chief of Police or his designate and shall describe the location of the intended closing, the purpose therefor and the person, firm or corporation doing the actual construction or repair work and the name of the person, firm or corporation for whom or which the work is being done, together with complete address and telephone numbers, and shall contain an agreement that the applicant will comply with all regulations and bylaws of the town relating to the work to be done. In the case of a town agency, the department head shall be responsible for the filing of an application in proper form and manner as outlined above.

- (2) The fee for such permits will be:
 - (a) For the original filing of the application and grant of such street closing permit, a fee of twenty-five dollars (\$25.) shall be paid.
 - (b) In the event that a street closing is requested for more than one (1) day, an additional ten dollars (\$10.) for each day the street is to remain closed shall be paid.
 - (c) All fees are to be paid to the grant of the street closing permit.
- (3) No permit for a street closing shall issue until such time as the issuing authority shall determine whether it is in the best interests of the town to issue same. He shall notify, upon receipt of an application for a street closing, the following agencies:
 - (a) Superintendent of Schools.
 - (b) Ambulance Committee Chairman.
 - (c) Water Superintendent.
 - (d) Highway Superintendent.
 - (e) Fire Chief.
 - (f) Board of Selectmen.
- (4) Within seven (7) days of receipt of notice, each of the above-named persons or agencies shall submit written recommendations regarding establishment of alternate and emergency routes, establishment of safety procedures, including but not limited to the erection of suitable signs warning motorists of street closing and adequate directional detour signs and reasonable notice to the area residents affected. The failure of the above-named persons or agencies in submitting written recommendations within seven (7) days after receipt of notice of the intended street closing will mean that the agency to which the notice has been forwarded will not be affected by such street closing and has no recommendations to submit.
- (5) The issuing authority, upon the expiration of the seven-day notice, shall be responsible for the implementation of the recommendations with the cooperation of the agency making same. Upon implementation of the written recommendations, the issuing authority shall issue the permit for the street closing.
- (6) The issuing authority may waive any or all of the above-stated requirements in the event of an emergency and may grant such a permit for street closing if, in his sole discretion, it is in the best interests of the town to do so.
- (7) The issuing authority shall confer with the Selectmen in the event that any of the above-outlined procedures cannot be followed and the proper establishment of suitable controls cannot be attained.
- (8) It shall be the responsibility of the applicant or his principal to coordinate the work of all utilities as a condition to the granting of any permit for a street closing.

(Prior code § 183-64)

9-64-050 Snow removal

- A. Highway Department vehicles will remove snow from the edge of sidewalks located next to the following premises at the conclusion of storms:
 - (1) Peoples Bank.
 - (2) Cumberland Farms.
 - (3) Northborough Package Store.

- (4) Shattuck Pharmacy.
- (5) CVS Pharmacy.
- (6) Lowe's Market.
- (7) Town Hall.
- (8) Pizza Shop building.
- (9) Library.
- (10) South Street to Gale Street.

- B. The reason for removal at these locations is based on a relatively high level of pedestrian traffic from both schoolchildren and shoppers, and in busy areas with curb cuts, where high snow piles block site distance.
- C. Work will be scheduled to the convenience of the Highway Superintendent and, insofar as practicable, to traffic flow.
- D. Areas will not be given immediate attention in the case of minor storms, but will be done when major storms build up snow in critical areas, blocking site distance and prohibiting sidewalk use.

[Added BOS 09-20-1996, Amended BOS 08-20-2007]

- E. Mailboxes are installed within the Town right-of-way for the convenience of the homeowner and the safety of the mail deliverer. Because they are installed within the Town right-of-way, they are prone to damage by snow during snow removal operations. In the event that during snow removal operations a mailbox and/or mailbox post is damaged so that mail cannot be delivered, the Town will act as follows:
 - (1) The mailbox will be reset if the Department of Public Works representative determines it can be reset. If it cannot be reset, the homeowner will be reimbursed as noted below.
 - (2) The effected resident must submit a written request to the Department of Public Works within ten business days of the incident. The Department of Public Works representative will then evaluate whether the mailbox and/or mailbox post can be reset. Should it not be possible to reset the mailbox and/or mailbox post, the Town will reimburse the homeowner \$15.00 for the mailbox and \$30.00 for the mailbox post. Replacement of the mailbox and/or mailbox post is the responsibility of the homeowner.

(Prior code § 183-65)

9-64-060 Plowing of private ways

[Amended 7-8-1991; Amended SM 10-22-97]

- A. A written application* must be made to the Board of Selectmen requesting that the way be plowed.
- B. A release or waiver of any claim for damages signed by all property owners shall be given prior to any town vehicle entering upon said road.

- C. The road must be paved with final course of Type I.
 - D. It must be of sufficient width [minimum eighteen (18) feet].
 - E. It shall provide an area enough to allow the necessary snow plowing equipment to turn around adequately. This is to be determined by the Department of Public Works Director.
 - F. If, as determined by the Department of Public Works Director, the way has deteriorated or if hazardous conditions exist the town may refuse service although all other prerequisites are met.
 - G. The available equipment of the Highway Department must be adequate to plow.
 - H. All private roads will be plowed at the convenience of the town. Public roads will be maintained as a priority and all private ways will be maintained as time, equipment and materials allow.
 - I. Nothing shall be construed from the foregoing provisions to make it mandatory for the Selectmen to plow these roads.
 - J. Variances may be granted by the Board from the requirements as contained in the original vote, but these variances must not seriously deviate from the list of conditions.
 - K. The winter maintenance agreement must be on file at the Town Hall before plowing and sanding will commence.
 - L. Fees for this service are as follows:
 - (1) Private ways shall be billed at seventy-five dollars (\$75.) per storm for plowing.
 - (2) Private ways shall be billed at seventy-five dollars (\$75.) per storm for salting and sanding.
- (Prior code § 183-66)

* **Editor's Note:** The application agreement for sanding/salting private streets is on file in the office of the Town Clerk.

Chapter 2-36**HISTORIC BUILDINGS****Sections:**

- 2-36-00F Footnote to Chapter 2-36**
- 2-36-010 Intent and Purpose**
- 2-36-020 Definitions**
- 2-36-030 Procedure**
- 2-36-040 Emergency Demolition**
- 2-36-050 Severability**
- 2-36-060 Enforcement and Remedies**
- 2-36-070 Historic Districts Act**

2-36-00F Footnote to Chapter 2-36

[HISTORY: Art. I, adopted 4-10-79 Annual Town Meeting, Art. 18. Amendments noted where applicable.]

GENERAL REFERENCES

Historic District Commission – See Ch. 1-60.

Historic District Commission rules and regulations – See Ch. 12-12.

2-36-010 Intent and Purpose

[Amended 4-23-07 ATM, Art. 29]

This bylaw is enacted for the purpose of protecting the historically and architecturally significant buildings within the Town and to encourage owners of such properties to seek out persons who might be willing to purchase, preserve, rehabilitate or restore such buildings rather than demolish them.

2-36-020 Definitions

Commission – The Northborough Historical Commission.

Day – Any calendar day, including Saturdays, Sundays and holidays.

Demolition – Any voluntary act of pulling down, destroying, burning, removing, or razing of a building in whole or in part; commencing the work of destruction; or allowing the same to be done by others.

Inspector – Building Inspector.

Significant Building –

- (a) Any building in the Town of Northborough which is historical by reason of its age (in whole or in part one hundred (100) or more years) and:
 - (i) Researched and found by the Commission to be historically significant, or architecturally significant; or
 - (ii) Listed on the National Register of Historic Places or included in the Massachusetts Historical Commission Inventory of Historic and Archaeological Assets or a Town Historic District.

2-36-030 Procedure

1. Within seven (7) days of receipt of an application for a demolition permit for a structure that is, in whole or in part, one hundred (100) years or more old, the Inspector shall forward a copy thereof to the Commission. No demolition permit shall be issued at that time.
2. (a) Within thirty (30) days of the Commission's receipt of a demolition permit application, the Commission shall determine whether the structure is a significant building. The Commission shall hold a public hearing for that purpose, notice of which shall be posted in the Town Hall at least seven (7) days prior to the hearing. Written notice of the hearing shall also be provided to the owner and the Inspector. If the Commission determines the structure is not a significant building, the Commission shall notify the Selectman and Inspector in writing and the Inspector may issue a demolition permit.
If the structure is determined to be a significant building, the Commission shall so advise the owner, the Inspector and the Selectman in writing. The Inspector shall not issue a demolition permit for a period of one hundred eighty (180) days from the date of application for such permit.
- (b) During the one hundred eighty (180) day period, the Commission will invite the applicant (and owner of record, if different from the applicant) to participate in an investigation of alternatives to demolition.

The Commission shall notify the Selectman and Inspector if the applicant and/or property owner has made a reasonable and unsuccessful effort to locate a purchaser for the building or structure who has agreed to preserve, rehabilitate, restore or relocate the same, or has agreed to alternatives to demolition, and the Commission is satisfied that there is no feasible alternative to demolition. This notice will be in writing, and may occur at any time during the one hundred eighty (180) day period. The Inspector may then issue a permit to demolish in accordance with all applicable procedures.

2-36-040 Emergency Demolition

Nothing in this bylaw shall restrict or prevent the Inspector from ordering the immediate demolition of any building or structure that is determined to be imminently dangerous or unsafe to the public. The Inspector shall file a copy of any such order of emergency demolition with the Commission.

2-36-050 Severability

In case any section, paragraph or part of this bylaw be for any reason declared invalid or unconstitutional by any court, every other section, paragraph and part shall continue in full force and effect.

2-36-060 Enforcement and Remedies

The Commission and the Inspector are each authorized to enforce the provisions of this bylaw.

The Inspector shall not issue a building permit pertaining to any property on which a significant building has been demolished voluntarily in whole or in part without full compliance with the provisions of this bylaw for a period of two (2) years from the date of such demolition.

2-36-070 Historic Districts Act

If any of the provisions of this bylaw shall conflict with the Historic Districts Act, M.G.L. Chapter 40C, the state statute shall prevail.
(Prior code § 106-1)

Chapter 2-52**SCENIC ROADS****Sections:**

- 2-52-00F** Footnote to Chapter 2-52
- 2-52-010** Definitions
- 2-52-020** Purpose
- 2-52-030** Criteria for designation
- 2-52-040** Notice of designation
- 2-52-050** Procedures
- 2-52-060** Considerations
- 2-52-070** Adoption of additional regulations
- 2-52-080** List of scenic roads

2-52-00F Footnote to Chapter 2-52

[Amended 5-18-1987 ATM, Art. 54]
(4-26-10 ATM, Art. 29)

2-52-010 Definitions

In the absence of contrary meaning established through legislative or judicial action pursuant to MGL 40, § 15C, the following terms contained in that statute shall be defined as follows:

CUTTING OR REMOVAL OF TREES - The removal of one (1) or more trees, trimming of major branches or cutting of roots.

RECONSTRUCTION or **WIDENING** - Any work done within the right-of-way by any person or agency, public or private, which will increase the width of the traveled way, including any shoulders, parking areas, sidewalks or other like areas. Within this definition, any work on any portion of the right-of-way that was not physically commenced at the time the road was designated as a scenic road. Construction of new driveways or alteration of existing ones is also included, insofar as it takes place within the right-of-way.

ROAD - A right-of-way or any way used and maintained as a public way including the vehicular traveled way plus necessary appurtenances within the right-of-way such as bridge structures, drainage systems, retaining walls, traffic control devices and sidewalks, but not intersecting streets or driveways. When the boundary of the right-of-way is in issue so that a dispute arises as to whether or not certain trees or stone walls, or portions thereof, are within or without the way, the trees or stone walls shall be presumed to be within the way until the contrary is shown.

TEARING DOWN OR DESTRUCTION OF STONE WALLS - The destruction of more than fifteen (15) linear feet of stone wall involving more than one (1) cubic foot of wall material per linear foot above existing grade, but shall not be construed to include temporary removal and replacement at the same location with the same materials.

TREES - Includes a tree whose trunk has a diameter of four (4) inches or more as measured one (1) foot above the ground.
(4-26-10 ATM, Art. 29)

2-52-020 Purpose

These regulations are intended to ensure that:

- A. Ways will be recommended for designation as scenic roads on stated criteria.
- B. Ways so designated will not be altered without following proper procedures and without adherence to proper considerations.
- C. Ways so designated will not be altered by the decision of any person, organization or agency other than the planning board, except for the tree warden acting in accordance with the Public Shade Tree Act, MGL C. 87.
(4-26-10 ATM, Art. 29)

2-52-030 Criteria for designation

The planning board, conservation commission or historic commission shall, in determining which roads or portions of roads should be designated as scenic roads, consider the following criteria:

- A. Ways bordered by trees of exceptional quality.
- B. Ways bordered by stone walls.
- C. Ways bordered by any other natural or manmade features of aesthetic value; e.g., orchards, fields and forests.
- D. Ways for which alteration is being planned or is likely to be planned in the future.
- E. Ways for which any alteration would lessen the aesthetic value of natural or manmade features bordering them.
(4-26-10 ATM, Art. 29)

2-52-040 Notice of designation

Upon the designation of any road or portion of road as a scenic road, the planning board shall take the following steps within thirty (30) days of such designation:

- A. Notify all municipal departments that may take any action with respect to such road.
- B. Notify the State Department of Public Works.
- C. Publish in the local paper by an informal article that the road or roads have been so designated.
- D. Indicate such designation on all maps currently in use by municipal departments.
- E. Notify all utility companies or other such parties that may be working on the border of such road.

(4-26-10 ATM, Art. 29)

2-52-050 Procedures

- A. Filing. Any person, organization, or state or municipal agency, other than the tree warden acting in accordance with the Public Shade Tree Act (MGL C. 87), seeking the written consent of the planning board (or if there is no planning board, the selectmen of a town, or the city council of a city) regarding the cutting or removal of trees or the tearing down or destruction of stone walls, or portions thereof, on a scenic road shall file a request with the town clerk, together with the following:
 - (1) The text of a legal notice identifying the location of the proposed action in terms enabling readers to locate it with reasonable specificity on the ground without need for additional plats or references, and describing in reasonable detail the proposed changes to trees and stone walls.
 - (2) A statement of the purpose or purposes for the changes proposed.
 - (3) A list of owners of properties directly abutting the proposed action.
 - (4) Except in the case of town agencies, a deposit sufficient to cover the cost of advertising and notification.
 - (5) Any further explanatory material useful to adequately inform the planning board.
- B. Notice. The planning board shall, as required by statute, give notice of its public hearing by advertising twice in a newspaper of general circulation in the area. This notice shall contain a statement as to the time, date, place and purpose of the hearing with a reasonable description of the action proposed by the applicant. Copies of this notice shall also be sent to the selectmen or the city council, the conservation commission, the historical commission, the municipal engineer, the tree warden, the Department of Public Works and the owners of property within one hundred (100) feet of the proposed action.
- C. Timing of Notice. The first publication of the notice shall be as soon as feasible after the planning board receives the request from the applicant, and shall in all cases be at least fourteen

(14) days before the hearing. The last publication shall occur, as required by statute, at least seven (7) days prior to the hearing.

- D. **Timing of Hearing.** The planning board shall hold a public hearing within thirty (30) days of the date on which a properly filed request is received. The date and time of the public hearing shall be set outside of normal weekday work hours (8:00 a.m. to 5:00 p.m., Monday through Friday) so as to encourage maximum citizen participation.
- E. **Timing of Decision.** The planning board shall make a decision on the request within twenty-one (21) days of the public hearing.
(4-26-10 ATM, Art. 29)

2-52-060 Considerations

The planning board's decision on any application for proposed action affecting scenic roads shall be based on consideration of the following:

- A. Preservation of natural resources.
- B. Environmental values.
- C. Historical values.
- D. Scenic and aesthetic characteristics.
- E. Public safety.
- F. Compensatory actions proposed, such as replacement of trees or walls.
- G. Other sound planning consideration.
(4-26-10 ATM, Art. 29)

2-52-070 Adoption of additional regulations

The planning board may adopt more detailed regulations for carrying out provisions hereunder.
(4-26-10 ATM, Art. 29)

2-52-080 List of scenic roads

[Amended 5-18-1987 ATM, Art. 55]

The following streets are to be known as scenic roads:

Ball Street	MacAlister Road
Brewer Street	Mentzer Avenue

Brigham Street	Monroe Street
Cherry Street	Newton Street
Church Street	Pleasant Street
Crawford Street	Reservoir Street
Davis Street	Rice Avenue
Fisher Street	School Street
Gale Street	Summer Street
Green Street	Washburn Street
Howard Street	West Street
Hudson Street	Whitney Street
Lancaster Drive	Winter Street
Maynard Street	

(4-26-10 ATM, Art. 29)

Chapter 1-60**HISTORIC DISTRICT COMMISSION****Sections:**

- 1-60-010 Establishment.**
- 1-60-020 Membership.**
- 1-60-030 Appointments.**
- 1-60-040 Alternate members.**
- 1-60-050 Historic District established.**
- 1-60-060 Powers and duties.**
- 1-60-070 Limit of powers.**
- 1-60-080 Severability.**

1-60-010 Establishment.

There is hereby established, under the provisions of the Historic Districts Act, MGL C. 40C, as amended by Chapter 359 of the Acts of 1971, a Northborough Historic District Commission with all the powers and duties of an historic district commission as set forth by said statute. In accordance with MGL C. 40 s14, the Historic District Commission shall have the powers and duties of an historical commission as provided in Section 8D of MGL C. 40.
(4-27-15 ATM, Art. 51. Prior code § 22-1)

1-60-020 Membership.

The Commission shall consist of seven (7) members appointed by the Board of Selectmen, including one (1) member, where possible, from two (2) nominees submitted by the Northborough Historical Society, one (1) member, where possible, from two (2) nominees submitted by the Northborough Historical Commission, one (1) member, where possible, from two (2) nominees submitted by the chapter of the American Institute of Architects covering Northborough, and one (1) member, where possible, from two (2) nominees submitted by the Board of Realtors covering Northborough. The remaining members shall include, where possible, at least one (1) resident of or owner of property in each Historic District administered by the Commission.
(Prior code § 22-2)

1-60-030 Appointments.

When the Commission is first established, two (2) members shall be appointed for a term of one (1) year, two (2) members shall be appointed for a term of two (2) years and three (3) members shall be appointed for a term of three (3) years. Successors shall be appointed in like manner as the original appointment for terms of three (3) years.
(4-27-15 ATM, Art. 51. Prior code § 22-3)

1-60-040 Alternate members.

The Board of Selectmen may appoint not more than seven (7) alternate members to the Commission. Alternate members need not be nominees of organizations entitled to make nominations. (Prior code § 22-4)

1-60-050 Historic District established.

There is hereby established under the provisions of the Historic Districts Act, MGL C. 40C, as amended by Chapter 359 of the Acts of 1971, an Historic District to be known as the "Meeting House Common District." Said district is described on the map entitled "Proposed Meeting House Common Historic District" on file in the office of the Town Clerk.

There is hereby established under the provisions of the Historic Districts Act, MGL C. 40C, as amended by Chapter 359 of the Acts of 1971, an Historic District to be known as the "Peter Whitney Parsonage Historic District." Said district is described on the map entitled "Peter Whitney Parsonage Historic District" on file in the office of the Town Clerk. (Prior code § 22-5; 4-28-14 ATM, Art. 35)

1-60-060 Powers and duties.

The Northborough Historic District Commission shall have all the powers and duties of historic district commissions as provided by the Historic Districts Act. MGL C. 40C, as amended by Chapter 359 of the Acts of 1971. (Prior code § 22-6)

1-60-070 Limit of powers.

- A. The authority of the Commission shall not extend to the review of the following categories of buildings or structures or exterior architectural features in the Historic Districts, and the buildings or structures or exterior architectural features so excluded may be constructed or altered within the Historic Districts without review by the Commission:
- (1) Temporary structures or signs, subject, however, to the following conditions:
 - (a) Such temporary structures or signs shall not remain for a period in excess of thirty (30) days without removal for a period of not less than thirty (30) days.
 - (b) All illumination upon said structures or signs shall be indirect and nonflashing.
 - (2) Terraces, walks, driveways, sidewalks and similar structures, or any one or more of them, provided that such structure is substantially at grade level.
 - (3) One (1) antenna per building, storm doors and windows, screens, window air conditioners, lighting fixtures and similar appurtenances.
 - (4) The color of paint.
 - (5) The color of material used on roofs.
 - (6) Signs of not more than one (1) square foot in area in connection with the use of a residence for a customary home occupation or for professional purposes, provided that only one (1) such sign is displayed in connection with each residence and, if illuminated, only

indirectly; and one (1) sign in connection with the nonresidential use of each building or structure, which is not more than twelve (12) square feet in area, consisting of letters painted on wood without symbol or trademark and, if illuminated, only indirectly.

- (7) The reconstruction, substantially similar in exterior design, of a building, structure or exterior architectural feature damaged or destroyed by fire, storm or other disaster, provided that such reconstruction is begun within one (1) year thereafter and carried forward with due diligence.

- B. The Commission may determine from time to time, after public hearing, that certain categories of exterior architectural features, colors, structures or signs, including, without limitation, any of those enumerated under Subsection A, may be constructed or altered without review by the Commission without causing substantial derogation from the intent and purpose of this chapter.

(Prior code § 22-7)

1-60-080 Severability.

In case any section, subsection or part of this chapter shall be for any reason declared invalid or unconstitutional by any court of last resort, every other section, subsection or part shall continue in full effect.

(Prior code § 22-8)

[RETURN TO AGENDA](#)



TOWN OF NORTHBOROUGH

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

MEMORANDUM

TO: Board of Selectmen
FROM: Town Administrator
SUBJECT: Community Meals Program ARPA Funding Request
DATE: November 4, 2022

Attached please find a copy of a June 21, 2022 memo from the Community Meals Program requesting ARPA funding. Since that memo was submitted, representatives of the program indicate that funding is running low. Although they recently received a grant for \$10,000 that they believe will take them through January of 2023, there is concern that additional funding may not be forthcoming. As a result, the group is requesting ARAP funding from the Town to finance the program through the winter months and roughly into May, depending on meal price escalation.

At your November 7th meeting the Board will be asked to release funding in the amount of \$10-15,000 to keep this food security program operational through May of 2023. The goal is to reevaluate the program service delivery model at that time to determine how best to move forward. More detail about the program is included in the attached memo, but this current request has become time sensitive, given recent cost escalation and dwindling donations.

Monday's discussion will be limited to this time sensitive request by the Community Meals Program with a complete ARPA discussion taking place at a subsequent meeting.

Thank you in advance for your consideration of this request.

John W. Coderre

**Martha Michalewich
Community Meals
66 Rice Avenue
Northborough, MA 01532**

June 21, 2022

Board of Selectmen
Northborough Town Offices
63 Main Street
Northborough, MA 01532

Dear Board,

Thank you for the opportunity to speak to you on Thursday evening on behalf of Community Meals. As I mentioned, Community Meals has been a long-standing program in the Northborough area community for approximately 25 years. Every Wednesday, area churches and community organizations provided a hot meal and fellowship to the elderly and underserved population in addition to anyone who wanted to gather in community. This meal was housed in the fellowship hall at Trinity Church. When Wednesday night Community Meals had to be suspended because of COVID-19, the clients were missing both the food and the fellowship. Members of the Community Meals program, Northboro Junior Woman's Club, Northborough Helping Hands Association and the Northborough Food Pantry met and brainstormed ideas. We could not provide the fellowship, but we could provide a hot meal to those in need and maybe even help our local economy and the idea for Curbside Community Meals was born.

Curbside Community Meals allowed the team to fill a need of food insecurity while also supporting local businesses. Team members solicited area restaurants to provide boxed meals for \$5-\$6 each that were purchased with the monetary donations made to the program. Gift cards were also purchased to these local restaurants to distribute if the meals ran out. To cover the costs of the meals, we have written grants and received generous donations from area churches, volunteer organizations, local businesses and community members. Each week 100 to 130 Curbside Community Meals are served in a drive thru fashion at Trinity Church. The cost for the meals alone is over \$37,000 per year. In addition, volunteers provide dessert, produce and water to accompany the meal.

24 months ago Curbside Community Meals grew out of the devastating impact of COVID-19 at a time when connections with others outside of the household were severely limited. People were out of work, isolated and the elderly were lonely. The simple act of getting out of the house, driving to the center of town every Wednesday lining up in their cars to receive a nutritious meal complete with water, dessert, and fresh produce and being greeted by five smiling faces lessened the burdens of hunger and loneliness, while at the same time supporting our local businesses who were also being impacted by the pandemic. Curbside Community Meals has filled a very specific need of the food insecure in the community and therefore fits perfectly into the criteria of the ARPA Funds distribution.

We have recently contacted our area churches and volunteer organizations and due to the uncertainty of the pandemic, most stated they were not ready to serve the meals back inside. Therefore, we feel that we will be serving curbside for the foreseeable future. Presently we are serving 120 meals per week @\$5 per meal. However, our generous vendors costs are going up and some have already raised their prices. We also feel with the prices of gas, heating oil and food increasing, the need for this meal will increase.

Up until this time we have been fully funded by some grants and the generosity of local businesses and community members. We are in the process of writing for grants from BayPath, and Walmart, but we have no guarantee that our proposals will be accepted. I have attached a 52-week budget to this letter so you can see our costs.

We presently have enough funds to go through the end of September 2022. We sincerely hope that the Board would consider funding a portion of these costs through the ARPA Funds. Hopefully, we will be able to go back inside some time later in 2022/2023, but in the meantime, we feel that this program fills a large need for the most vulnerable in our community. Please email or call with any questions.

Sincerely,

Martha Michalewich

Martha.michalewich@verizon.net

774-258-0867

COMMUNITY MEALS BUDGET FOR 52 WEEKS

<u>Item</u>	<u>Cost Per Item</u>	<u>Weeks</u>	<u>Total</u>
120 Meals Per Week	\$6.00	52 ,	\$37,440
10 Gift Cards to Restaurants	\$ 5.00	26	<u>\$130</u>
			<u>\$37,570.00</u>



TOWN OF NORTHBOROUGH

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

MEMORANDUM

TO: Board of Selectmen
FROM: Town Administrator
SUBJECT: Fire Station Building Committee
DATE: November 3, 2022

As you know, the Town closed on the new fire station building site located at 61-65 West Main Street on September 20, 2022, and has a tentative closing scheduled for November 10th on the adjacent property located at 10 Monroe Street.

At your September 12, 2022 meeting, the Board voted to approve my appointments to the Fire Station Building Committee, which included Dawn Rand and Diana Nicklaus to 2 of the 3 citizen seats.

At your November 7th meeting, I will be seeking Board approval of the last citizen appointment with Tom Reardon to the Fire Station Building Committee.

Fire Station Building Committee Membership

Mitch Cohen – Board of Selectmen

John Rapa – Financial Planning Committee

Fire Chief David Parenti

Fire Captain Dan Brillhart

Citizen—Dawn Rand (former Chair, Fire Station Feasibility Study Committee)

Citizen—Diana Nicklaus (architect / former Design Review Committee Member)

Citizen—Tom Reardon (architect / former Design Review Committee Member)

I look forward to discussing this with the Board on November 7th.

John W. Coderre

Mr. John Codere
Town Administrator
Town of Northborough
63 Main Street
Northborough, MA 01532

August 25, 2022

Dear Mr. Codere:

Re: Fire Station Building Committee, Northborough, MA

I have been a resident of Northborough since 1985 and I have actively participated in various town committees for the last twenty years.

The proposed new fire station on West Main Street will be an important and prominent addition to the Downtown Business District. As such, the design could set the tone for the future revitalization of this section of our downtown.

As a licensed architect and building inspector in Massachusetts, I could be an experienced and knowledgeable member of the Fire Station Building Committee. I have designed over twenty commercial buildings in Northborough and I am well versed in the history of the architecture of Northborough and the region. Please consider this as my letter of interest for this important committee.

Respectfully submitted,



J. Thomas Reardon, Architect

J. Thomas Reardon
7 Sunset Drive
Northborough, MA 01532
508-277-0799
jtrarch@aol.com

SUMMARY OF QUALIFICATIONS

- Seasoned architect with 40 years of experience in design and construction
 - Registered architect in the Commonwealth of Massachusetts, # 7437
 - Responsible for the design and construction documentation for residential, commercial and institutional projects
 - 35 years as an owner/architect of a small design firm
 - Extensive experience in code research and analysis
 - Accomplished in overseeing construction through all phases of projects
 - Designed over 100 custom homes throughout New England
 - Extensive experience serving on volunteer community boards
 - Served as expert witness in construction arbitration and litigation cases
 - Experience in writing Zoning Bylaws and Design Review Guidelines
 - Licensed Local Building Inspector in Massachusetts, # BO-1870
 - Member of the MetroWest Building Officials Association, Inc.
-

PROFESSIONAL EXPERIENCE

A partial list of recent commercial and institutional projects:

- St. Theresa of Lisieux Parish, Billerica, MA - New Rectory and Parish Offices
- Holy Family of Nazareth Parish, Leominster, MA - New Church and Parish Hall
- Al-Hamra Academy, Shrewsbury, MA - New Elementary and Middle School
- Goddard Schools - New Daycare and Primary School
- St. Irene Parish, Carlisle, MA - New Church and Parish Hall
- Butternut Farm Golf Club, Stow, MA – New Club House
- Wedgewood Pines Country Club, Stow, MA – New Club House
- Cyprian Keyes Golf Club, Boylston, MA - New Club House
- Times Square Shopping Center, Northborough, MA
- Solomon Pond Condominiums, Northborough, MA
- Retail and Office Building at 290 West Main St, Northborough, MA
- Norfolk Center Condominiums, Norfolk, MA
- The Reserve on Salisbury, Holden, MA -192 Apartments
- Bigelow Farms, Northborough, MA- 41 Condominiums
- Apartment Building, 22 Hudson St, Northborough, MA – 4 Condominiums
- Grouse Hill Condominiums, Sudbury, MA
- Mikaku Sushi Restaurant , Northborough, MA
- Yama Zakura Restaurant, Northborough, MA

- Expansion of Broken Creek Winery, Shrewsbury, MA
- Brookside Apartments, Boylston, MA – 66 Apartments.

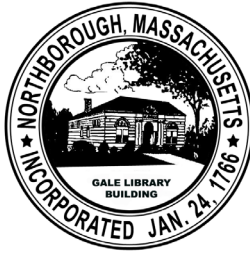
COMMUNITY SERVICE

1989-1991	Performing Arts Schools of Worcester, Worcester, MA - Board of Trustees
1995-1999	Briar Wood Residential Care Community, Worcester, MA - Design & Construction Committee
1995-1999	Habitat for Humanity, Worcester, MA - Board of Directors
2000-2021	Town of Northborough, MA- Design Review Committee
2006-2007	Town of Northborough, MA - Historic District Committee
2008-2009	Town of Northborough, MA- Bylaw Committee
2013-2014	Town of Northborough, MA - Historic District Study Committee (Whitney House)
2015	Town of Northborough, MA – Town Common Study Committee
2019-2020	Town of Northborough, MA – Master Plan Committee
2019- Present	Town of Northborough, MA – White Cliffs Committee
2021- Present	Town of Northborough, MA – Historic District Commission

EDUCATION

Rhode Island School of Design Professional Degree in Architecture	Providence, Rhode Island
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College of the Holy Cross Bachelor of Arts	Worcester, MA
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TOWN OF NORTHBOROUGH

Town Offices, 63 Main Street
Northborough, MA 01532-1994
508-393-5040 Phone
508-393-6996 Fax
www.town.northborough.ma.us

MEMO

TO: Members of the Board of Selectmen
Town Administrator

FROM: Diane Wackell, Executive Assistant

DATE: November 2, 2022

RE: Consider Appointment of Jeffrey Gribouski to serve as an Alternate
Member on the Zoning Board of Appeals

As part of the 2022 reappointment process this past April, one application was received for the Zoning Board of Appeals (ZBA). Interviews were conducted with the new applicant Kevin Wyrsh and the incumbent Dick Rand on March 29, 2022. Due to a split vote on the recommended appointment at the April 11, 2022 Selectmen's Meeting, Board members agreed it was best to restart the process. The ZBA vacancy was advertised for 30 days and the two original applicants were invited to reapply if still interested.

The Interview Committee conducted interviews on June 28, 2022 with ZBA Incumbent Dick Rand, ZBA Alternate Suzy Cieslica, Kevin Wyrsh and Tim Kaelin. On August 15, 2022, the Board of Selectmen appointed Suzy Cieslica as a ZBA voting member by a 3-2 vote, as recommended by the Interview Committee. In response to a question by Selectman Rogers at the September 12, 2022 Board meeting, Chairman Cohen indicated that the ZBA Alternate vacancy should be advertised seeking additional applications.

No additional applications were received by the October 17, 2022 deadline. I reached out to those that were interviewed on June 28th. Dick Rand, Kevin Wyrsh and Tim Kaelin are no longer interested in serving on the ZBA. Selectmen Hirsh and Wixted have asked that the appointment of Jeffrey Gribouski to the vacant ZBA Alternate position be scheduled for the Board's consideration at your November 7th meeting. Minutes from the June 28, 2022 interviews and a copy of Mr. Gribouski's application are attached.

**BOARD OF SELECTMEN
INTERVIEW SUBCOMMITTEE
MEETING MINUTES – June 28 2022**

5:25 p.m. - Introduction to Remote Meeting

Selectman Hirsh stated that this Open Meeting of the Board of Selectmen Interview Subcommittee was being conducted remotely consistent with Governor Baker’s Executive Order of June 16, 2021, an Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency and that all members of the Board of Selectmen Interview Subcommittee are allowed and encouraged to participate remotely.

Selectman Hirsh noted that 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. She added that ensuring public access does not ensure public participation unless such participation is required by law. She noted that this meeting will be livestreamed, but will not allow for public comment. She indicated the various ways that the public may view this meeting as listed on the posted agenda.

Selectman Hirsh stated that any votes taken this evening will be by roll call vote. She confirmed that the following persons were remotely present and could be heard.

Board of Selectmen Interview Subcommittee

Selectman Julianne Hirsh
Selectman Kristen Wixted

Zoning Board of Appeals

Paul Tagliaferri, Chair

INTERVIEWS FOR THE ZONING BOARD OF APPEALS (ZBA)

For the record, as part of the 2022 reappointment process, one application was received for the Zoning Board of Appeals (ZBA). Interviews were conducted with the new applicant Kevin Wyrsh and the incumbent Richard Rand on March 29, 2022. Due to a split vote on the recommended appointment at the April 11, 2022 Selectmen’s Meeting, Board members agreed it was best to restart the process. The ZBA vacancy was advertised for 30 days and the two original applicants were invited to reapply if still interested.

Jeffrey Gribouski

Mr. Gribouski has been a resident of Northborough for 8 months. While in law school he focused on zoning and land use law and believes this makes him a good fit for the ZBA. He understands the significance that the role of the ZBA plays in shaping the Town and would be able bring his knowledge as an attorney to make some significant contributions right away. He also spent a year clerking for an Appeals Court Judge and got to see a couple of ZBA appeals. He bought a historical home in Town and sees the benefit and value of fostering historical qualities for the community.

Mr. Gribouski feels that it is important to have a Zoning Board of Appeals that is representative of the whole community where all populations are represented.

Mr. Tagliaferri noted that the ZBA is comprised of five regular voting members and two alternate members. He reviewed the scope of the ZBA and the typical meeting schedule. He also explained the benefits of starting on the ZBA as an alternate first in order to gain the experience needed before becoming a voting member.

Tim Kaelin

Mr. Kaelin has been a resident of Northborough for 20 years. He thinks that it is important for people to serve on Boards and Committees in Town that are not biased and are open to representing and making decisions that are in the best interest of the entire community. He stated that when he was a Selectman, his role in creating and implementing the Diversity & Inclusion Committee is a good example of his ability to listen to the needs of the community. He noted that the Master Plan should serve as a guideline in the decision-making process of the ZBA. He also served as the Selectmen's liaison to the ZBA and has experience with the decisions and work that they do.

Mr. Kaelin stated that when making decisions, ZBA members need to consider the zoning bylaws, the applicants and the abutters. They also need to consider the pros and cons of the actual economic impact to the community in terms of the Master Plan. He explained that his success in building startup companies and small businesses for over 20 years is a result of being able to creatively solve complex problems.

Mr. Tagliaferri noted that the ZBA is comprised of five regular voting members and two alternate members. He reviewed the scope of the ZBA and the typical meeting schedule and again explained the benefits of starting on the ZBA as an alternate first in order to gain the experience needed before becoming a voting member.

Kevin Wyrsh

Mr. Wyrsh has been a resident of Northborough for 14 years. He is an architect with nearly 20 years of experience. His skills include programming, site planning, building design, knowledge of various codes and experience reviewing local zoning bylaws. As an architect, he enjoys working with local ZBA's and understands what architecture can do for a community. He feels that he is qualified to participate as a member of the ZBA due to his experience in dealing with the same type of topics and elements on a professional level. His interest in joining the ZBA is to give back to the community and to participate in helping Northborough continue to grow.

Mr. Wyrsh explained that as an architect, he represents various clients who have had to appear before local ZBAs and Planning Boards. Although he has not served on a Board or Committee, he coached soccer for many years and attends many of the community events. He feels that the Master Plan has been developed to create a vision for the growth of the community and ZBA decisions should lean toward fulfilling that goal. Lastly, he feels that for future interviews, a list of specific criteria for each applicant would be helpful in the decision making process of who would be the best fit.

Suzanne Cieslica

Ms. Cieslica has been a resident of Northborough for 10 years. She has been serving as an Alternate on the ZBA since April, 2021. As a retired attorney, she has worked in both commercial and residential real estate. She has worked closely with Zoning and Planning Boards in New York State in rewriting zoning bylaws. As a ZBA Alternate, she has the experience needed to understand the zoning bylaws, applications and plans.

Ms. Cieslica indicated that she has attended all of the Master Plan Committee meetings. She feels that the Master Plan has an effect on the decision making of ZBA members. In terms of updating the zoning bylaws, she was disappointed that the article relating to the Master Plan regarding signage for the downtown area didn't pass. She stated that zoning bylaws should grow and slowly change. She has attended some meetings of the Central Massachusetts Regional Planning Committee in relationship to warehouses and traffic safety. Lastly, she gave some suggestions on how to better improve the Boards and Committees website page in terms of making it easier for people to apply.

Richard Rand (incumbent)

Mr. Rand has been a resident of Northborough for 58 years and has served as a member of the ZBA for the past 23 years. He feels that the ZBA is important as it functions as the government agency that oversees zoning in business, industrial and residential areas. He explained that the ZBA issues special permits and variances after hearing appeals of decisions which arise out of the zoning bylaws. It is important that ZBA members consider the best decisions for the good of the whole Town.

Mr. Rand indicated that during his time on the ZBA there have been some changes over the years in the needs of both residents and businesses. He noted that it is up to the ZBA to make decisions based on the zoning bylaws that were voted on by the Town. He thinks that it is important that the Master Plan be implemented through zoning bylaws that will address the needs of the community.

Selectmen Hirsh and Wixted thanked Mr. Rand for his years of service as a member of the ZBA.

ACCEPTANCE OF MEETING MINUTES – JUNE 7, 2022

Selectman Wixted moved the Subcommittee vote to accept the meeting minutes of the June 7, 2022 meeting; Selectman Hirsh seconded the motion; the roll call vote was taken as follows:

Selectman Wixted “aye”
Selectman Hirsh “aye”

DELIBERATION

Selectmen Hirsh and Wixted agreed that all of the candidates had interesting qualities. A summary of their discussion on each applicant follows:

Mr. Gribouski is new to Town and hasn't served on any Boards and Committees, but they appreciated his educational background and interest in zoning.

Mr. Kaelin has experience with serving on various Boards and Committees, but does not have any prior experience or education in zoning. He currently serves on the Appropriations Committee and there have been discussions about not placing the same players onto multiple Boards.

Ms. Cieslica is extremely qualified with her education, professional background and having served as an alternate. There has been some discussion about the importance of serving as a ZBA alternate before becoming a voting member.

Mr. Wyrsh is a good candidate with his architectural experience and being involved in community sports and events. Also, as an architect, he is familiar with understanding the needs of all stakeholders.

Mr. Rand has a lot of experience having served on the ZBA for 23 years and really enjoys it. Serving that long is not a bad thing, but the public has been asking for a balance of new and longtime members on Boards and Committees.

Selectmen Hirsh and Wixted agreed that it is tough to decide how to create a balance of appointing new people versus keeping those that have the institutional knowledge and years of experience. They acknowledged that at this time, there are ZBA members who have served for many years and that this might be the right time to appoint someone new.

RECOMMENDATION

By consensus, the Interview Subcommittee will recommend the appointment of Suzanne Cieslica to the Zoning Board of Appeals at the July 18, 2022 Selectmen's Meeting and will seek guidance at that time on how best to move forward with the alternate opening.

ADJOURNMENT

Selectman Wixted moved the Interview Committee vote to adjourn; Selectman Hirsh seconded the motion; the roll call vote was taken as follows:

Selectman Wixted "aye"
Selectman Hirsh "aye"

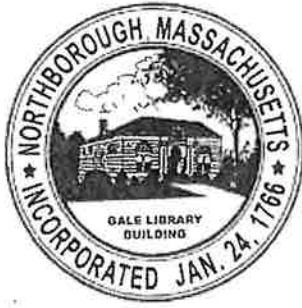
Meeting adjourned at 7:00 p.m.

Respectfully submitted,

Diane M. Wackell
Executive Assistant to the
Board of Selectmen

Documents used during meeting:

1. June 28 2022 Meeting Agenda
2. June 7, 2022 Meeting Minutes
3. Applications to the ZBA



TOWN OF NORTHBOROUGH

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

Application to serve on a
Board, Committee or Commission (BCC)

NAME: Jeffrey Gribowski TEL: (C) (508) 277-0642
ADDRESS: 113 Whitney St. (H) _____
Northborough, MA 01532 (EMAIL) jgribows@gmail.com

BCC DESIRED: Zoning Board of Appeals
(If more than one, please complete one application for each Board or Committee desired)

Are you a registered voter in Northborough? YES NO

How many years have you lived in Northborough? 8 months

Why do you want to serve on this particular BCC?
I would like to have a part in the critical role that the ZBA plays in balancing the economic, historical, social, and other interests of the town. I believe the decisions the ZBA makes are some of the most significant and impactful choices any town BCC makes.

Please state three attributes you can bring to this BCC:
Legal expertise + experience; passion for the town; and time + eagerness of a younger member.

Have you attended any meetings of this BCC? No

Are there any changes you would like to make if you are appointed to this BCC?
I would revisit rules related to term lengths for ZBA members and reappointment in order to foster a ZBA that has a diverse set of members who are able to bring a variety of perspectives and expertise to the ZBA + the matters before it.

Do you regularly attend Town Meeting? N/A Yes No

Have you ever served on a BCC in Northborough? Yes No

If yes, please list the Boards, Committees and/or Commissions you have served on:
N/A

What is your occupation? Attorney

Please list any skills or specialized knowledge you can bring to this BCC:

I am an attorney who, in law school, focused on zoning + land use law. I would come into the ZBA with a robust knowledge of the laws, regulations, and bylaws that animate the ZBA's decisions.

Please list your education background:

- B.A. in Business Administration from University of Vermont (2011)
- J.D. from Northeastern University School of Law (2019)

Please list any professional affiliations:

N/A

Please attach a resume or a letter of interest and list any additional information you feel may be helpful while reviewing your application:

I am a new resident of Northborough with ties to central MA. I understand the delicate balance between quality of life and industry/town revenue a town like Northborough strives to strike. I am younger with no children, and would be able to dedicate a substantial amount of time to the ZBA.

I understand, if appointed, I will be required to abide by the provisions of Massachusetts General Laws, Chapter 268A - "Conflict of Interest" as provided by the Town Clerk.

[Signature] Date 6/23/2022

PLEASE RETURN COMPLETED APPLICATION TO:
Diane Wackell, Selectmen's Office
63 Main Street, Northborough, MA 01532
or by email to dwackell@town.northborough.ma.us

****Applications will be maintained in the Selectmen's Office for 6 months from the date of receipt. Applications may be updated and resubmitted after the 6 month time period****

FOR OFFICE USE ONLY

Date of Interview: _____ Time: _____

By Vote of BOS on 2.25.2019



Northborough

63 Main Street
Northborough, MA 01532
Phone: 508-393-5040

Citizen Activity Form

Good Government Starts with You

Date Submitted: May 19, 2022

Name: Jeffrey Gribouski

Home Address: 113 Whitney St.
NORTHBOROUGH, MA 01532

Mailing Address: 113 Whitney St.
Northborough

Phone Number(s): (508)-277-0642 - Cell

Email Address: jgribous@gmail.com

Current Occupation/Employer: Attorney/Bowditch & Dewey LLP

Narrative: I have time in the evening to commit to the Committees, and will be happy to make time when and as needed. I am an attorney with a decent amount of experience in land use and zoning law, and have a solid understanding of administrative law and the parameters within which local governing bodies operate. I spent a year as a judicial law clerk at the Massachusetts Appeals Court, which exposed me further to the deference afforded to local governing bodies like zoning boards of appeal and the inner-workings of such bodies. I am relatively new to Northborough, but plan on being here for the foreseeable future and would be thrilled to contribute to the community and help keep it on track to maintain its fantastic character and appeal.

Board(s) / Committee(s): MUNICIPAL CODE & BYLAW COMMITTEE
 ZONING BOARD OF APPEALS

JEFFREY GRIBOUSKI

113 Whitney Street Northborough, MA – (508)277-0642 – jgribous@gmail.com

EDUCATION

Northeastern University School of Law, Boston, MA

Juris Doctor, May 2019

Activities: Law Review, Staffer; Co-chair; International Refugee Assistance Project

University of Vermont, Burlington, VT

Bachelor of Science in Business Administration, Concentration in Entrepreneurship

WORK EXPERIENCE

Bowditch & Dewey, LLP, Worcester, MA

October 2021 - current

Litigation Associate

Handle most aspects of litigation from pre-suit through settlement or trial, including developing initial defense strategy, conducting discovery, assisting in deposition practice, drafting motions, arguing motions, and engaging in settlement negotiations.

Boyle Shaughnessy Law, Boston, MA

August 2020 – October 2021

Litigation Associate

Insurance defense litigation. Handled more than forty matters at a time involving a variety of legal issues, including personal injury, property damage, products liability, insurance coverage, and environmental law.

Massachusetts Appeals Court, Boston, MA

August 2019 – August 2020

Associate Justice James Lemire

Law Clerk

Assisted Justice Lemire with cases before him by reviewing briefs and case records, conducting legal research, writing draft opinions, editing and proofreading, and providing the judge with oral briefings and recommendations for case dispositions.

Klavens Law Group, LLP, Boston, MA

March 2019 – May 2019

Legal Intern

U.S. Court of Appeals for the First Circuit, Boston, MA

September 2018 – November 2018

Honorable Norman H. Stahl

Legal Intern

Office of Attorney General Maura Healey, Boston, MA

March 2018 – May 2018

Legal Intern - Environmental Protection Division

Conservation Law Foundation, Boston, MA

September 2017 – December 2017

Legal Intern

[RETURN TO AGENDA](#)



TOWN OF NORTHBOROUGH

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

MEMORANDUM

TO: Board of Selectmen

FROM: Town Administrator

SUBJECT: Acceptance of Deed for 10 Monroe Street

DATE: November 4, 2022

When a town acquires property, in almost all situations, there is an “acceptance” recorded with the deed, signed by the board/commission having custody of the property. In this case, since the property will be held for general municipal purposes, including a fire station, that would be the Board of Selectmen. Execution of the Acceptance precedes the closing, as the Board of Selectmen does not (generally) attend. The closing for 10 Monroe Street will be done by mail, with the funds held in escrow.

Since the Town is the buyer, Town Counsel will hold the signed Acceptance in anticipation of the closing, which is tentatively scheduled for November 10th. At your November 7th meeting, I will ask the Board to vote to sign the attached Acceptance, as prepared by Town Counsel. The original Acceptance and certified Town Meeting vote will then be sent to Town Counsel.

John W. Coderre

John W. Coderre



TOWN OF NORTHBOROUGH TOWN CLERK

Town Hall Offices • 63 Main Street • Northborough, MA 01532 • 508-393-5001 • 508-393-6996 Fax

ANNUAL TOWN MEETING APRIL 22, 2019

Motion - Article 20

Selectman Dawn Rand, Chair, moved that the Town vote to appropriate the sum of Three Million Five Hundred Thousand Dollars (\$3,500,000) to acquire land located at and known as 10 Monroe Street and 61-65 West Main Street, shown as parcels 7, 9 and 10 on Northborough Assessors' Map 63 and containing approximately 3.97 acres, and pay for related site costs, Owner's Project Manager Services, and Architectural Services for a new Fire Station and to meet said appropriation the following unexpended amounts of money, totaling One Million Three Hundred Eighty-Three Thousand Four Hundred Fifty-One Dollars (\$1,383,451), that were initially borrowed to finance capital projects that are now complete and for which no further liability remains, be transferred, and the amount of Two Million One Hundred Sixteen Thousand Five Hundred Forty-Eight Dollars (\$2,116,548) be raised by borrowing, provided, however, that the appropriation under this article shall be contingent upon a successful Debt Exclusion vote, under the provisions of Proposition 2 ½, so-called, at the May 2019 Town Election; and further, to authorize the Board of Selectmen to execute all documents and take all action necessary to accomplish said acquisition, or take any other action relative thereto.

Date of Approval	Warrant Article	Original Purpose	Unexpended Amount
April 23, 2012	#31	Lincoln Street School Feasibility	\$ 16,304
April 28, 2014	#19	Lincoln Street School	\$1,367,147
Total Repurposed Funds			\$1,383,451

- This Article provides funds to begin Phase I of the site acquisition and design of a new fire station, and transfers surplus bond proceeds from the completed Lincoln Street School addition/renovation project. In order to transfer these funds, the appropriation under this article will be contingent on a debt exclusion vote because the Lincoln Street School project appropriation was debt excluded.

I DECLARE THE MOTION CARRIES BY THE REQUIRED 2/3 VOTE

A TRUE COPY

ATTEST:

Andrew T. Dowd

Andrew T. Dowd, Northborough Town Clerk

QUITCLAIM DEED

I, **Ruth M. Chang-Comerato**, of 10 Monroe Street, Northborough, Worcester County, Massachusetts 01532

for consideration paid, and in full consideration of **Three Hundred Seventy-Five Thousand and No/100 Dollars (\$375,000.00)**,

grant to the **Town of Northborough**, a Massachusetts municipal corporation, of 63 Main Street, Northborough, Worcester County, Massachusetts 01532,

with ***QUITCLAIM COVENANTS***,

A parcel of land, with any improvements thereon, located at 10 Monroe Street, Northborough, Worcester County, Commonwealth of Massachusetts, further described at Exhibit A attached hereto and made a part hereof.

This conveyance includes a complete waiver of any homestead rights that the Grantor herein may have in the property described in this deed and no other persons have homestead rights in the property.

No deed stamps are due under G.L. c. 64D, §1. The Grantor certifies compliance with the provisions of G.L. c. 59, §72A.

The Grantee's Acceptance of Deed is attached hereto and incorporated herein.

Being the land conveyed to the Grantor by deed dated January 24, 2001 and recorded in the Worcester South Registry of Deeds in Book 23482, Page 56.

Property Address: 10 Monroe Street, Northborough, MA

Executed as a sealed instrument as of the _____ day of November, 2022.

Ruth M. Chang-Comerato

COMMONWEALTH OF MASSACHUSETTS

County of Worcester

On this _____ day of November, 2022, before me, the undersigned notary public, personally appeared Ruth M. Chang-Comerato, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Notary Public
My Commission Expires:

Exhibit A

The land in Northborough, Worcester County, Massachusetts, with the buildings thereon, situated on the westerly side of Monroe Street, being shown as Lot #1 on Plan of Land in Northboro, Mass., Owner: William B. Walker, Scale 1"= 40', June 2, 1971, Plan Book 355, Plan 65, By: Guerard Survey Co. & Assoc., 22 Summer Street, Westborough, Mass., bounded and described and follows:

BEGINNING at a point on the westerly side of Monroe Street located South 06° 15' 35" East and 244.08 feet from the southerly side of Route 20;

THENCE South 06° 15' 35" East by said Monroe Street, 33 feet;

THENCE South 84° 11' 45" West by land now or formerly of Edgar W. & Mary F. Dimock, 114.84 feet to a point at the end of a stone wall;

THENCE South 18° 13' 48" East, 9.90 feet by said Wall to a D. H. set in the same;

THENCE South 82° 02' 25" West by land now or formerly of William B. Walker, 115.85 feet to a FND D. H. in a wall;

THENCE North 11° 38' 53" West along said wall and land now or formerly of Hilda P. Driscoll, 101.69 feet;

THENCE North 10° 23' 34" West, 23 feet to a FND I.P. set in the ground;

THENCE North 78° 03' 09" East, 118.41 feet;

THENCE South 08° 31' 11" East, 89.83 feet, the last three courses all being by land of said Hilda P. Driscoll; and

THENCE North 84° 11' 45" East by said Driscoll land, 118.42 feet to Monroe Street.

Containing 18,747 square feet, more or less, according to said plan.

Reserving, however, to William B. Walker, his heirs and assigns, a Right of Way to be used in common with others lawfully entitled thereto for all purposes for which ways are commonly used in the Town of Northborough, said Right of Way being a strip of land designated as RIGHT OF WAY on said plan, having a frontage of 33 feet on said Monroe Street and adjoining land of said Walker, said plan being recorded as Plan 65 in Plan Book 355.

ACCEPTANCE

This deed from Ruth M. Chang-Comerato for property located at 10 Monroe Street, Northborough, is hereby accepted this _____ day of November, 2022.

Town of Northborough,
By Its Board of Selectmen

Mitch Cohen, Chair

Julianne S. Hirsh, Vice Chair

Kristen P. Wixted, Clerk

T. Scott Rogers, Member

Jason Perreault, Member

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this _____ day of November, 2022, before me, the undersigned notary public, personally appeared _____, Member of the Northborough Board of Selectmen, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose on behalf of the Board of Selectmen of the Town of Northborough.

Notary Public
My Commission Expires:

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 Dean Smith of 32 B East Main Street, the receipt whereof is hereby acknowledged, does hereby sell and convey unto the said Dean Smith 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) 1012 & 1013, 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 Board of Selectmen, and the corporate seal of the Town to be affixed thereto, this 7th day of November, 2022.



INHABITANTS OF THE TOWN OF NORTHBOROUGH

Northborough Board of Selectmen

Mitch Cohen

Julianne Hirsh

Kristen Wixted

Jason Perreault

J. Scott Rogers

Recorded: _____

Town Clerk

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 John Gallagher _____ of 8 Lydia's Way _____, the receipt whereof is hereby acknowledged, does hereby sell and convey unto the said John Gallagher _____ 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) 1014 & 1015, 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 Board of Selectmen, and the corporate seal of the Town to be affixed thereto, this 7th day of November, 2022.



INHABITANTS OF THE TOWN OF NORTHBOROUGH

Northborough Board of Selectmen

Mitch Cohen

Julianne Hirsh

Kristen Wixted

Jason Perreault

J. Scott Rogers

Recorded: _____

Town Clerk

[RETURN TO AGENDA](#)