



NORTHBOROUGH

ANNUAL TOWN REPORT

2025





TOWN OF NORTHBOROUGH MASSACHUSETTS

FOR THE YEAR ENDING 2025
VOTED SAFEST CITY IN MASSACHUSETTS

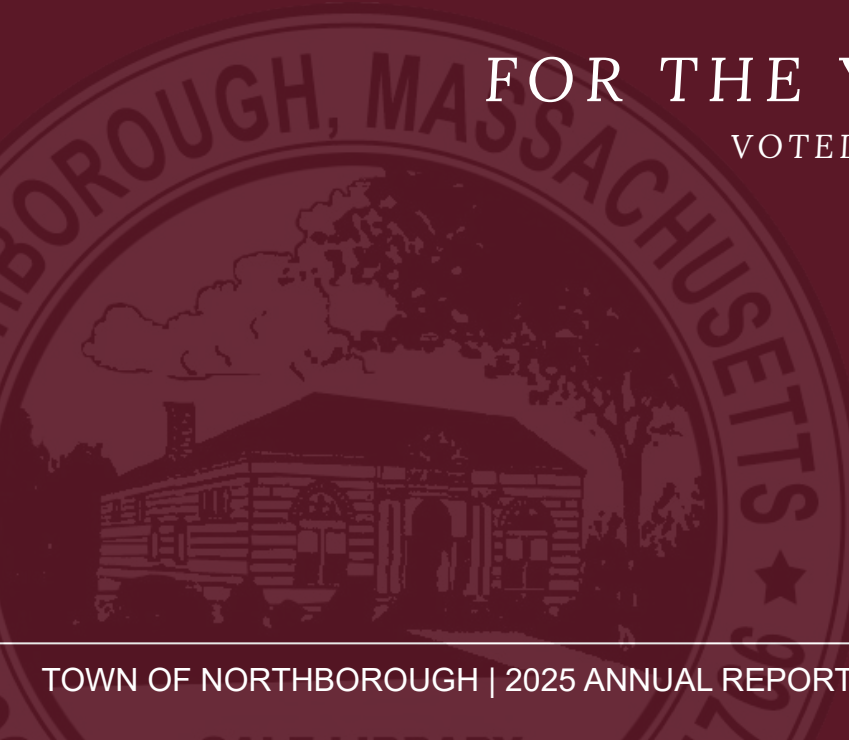


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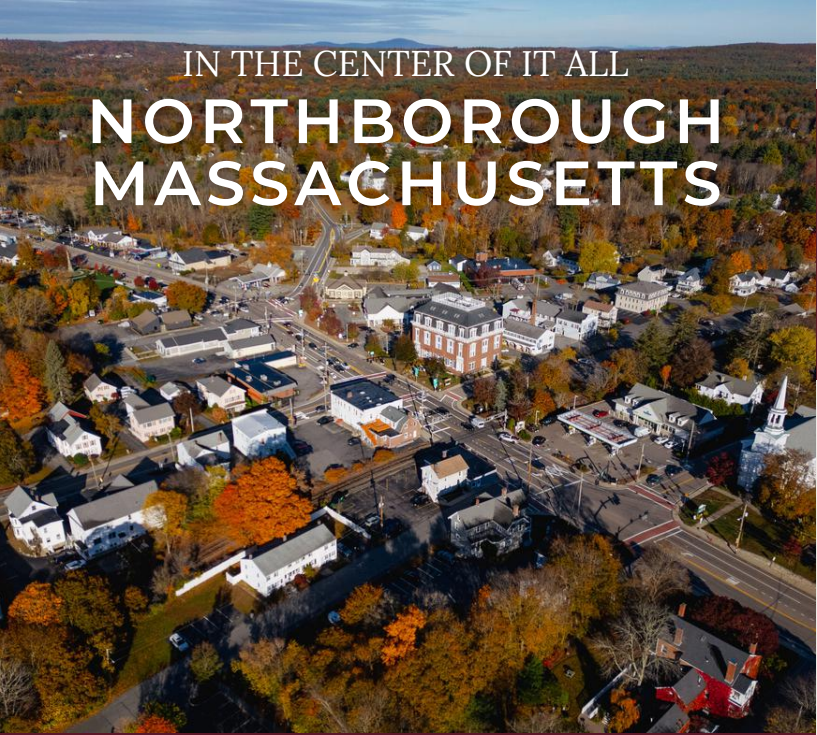
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Election Results

141

IN THE CENTER OF IT ALL

NORTHBOROUGH MASSACHUSETTS



Incorporated

1766



15,741

Population

Public Roads

92.76

Form of Government

- Town Administrator
- Five-Member Select Board
- Open Town Meeting

The Town of Northborough is a vibrant suburban community that seamlessly blends classic New England charm with modern conveniences. Nestled in the heart of Central Massachusetts, Northborough offers residents and visitors exceptional quality of life, rich history, and a strong sense of community. In 2025, Northborough was ranked the safest town in Massachusetts, according to SafeWise, further highlighting its commitment to public safety and resident well-being.

With its top-rated schools, diverse housing options, and a thriving local economy, Northborough is an attractive destination for families, professionals, and businesses alike. The town boasts a variety of retail establishments, restaurants, and recreational amenities, ensuring there is something for everyone.

Strategically located near Interstates 495, 290, and the Massachusetts Turnpike (I-90), Northborough provides convenient access to Boston, New Hampshire, Rhode Island, and Connecticut. Its central location makes it an ideal hub for commuters, travelers, and businesses looking to connect with key regional markets.

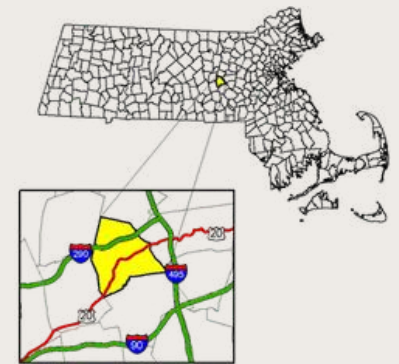
Northborough offers the perfect balance of small-town charm and big-city accessibility—truly making it the center of it all.



Land Area

18.72

Sq. Miles



Average Single Family Home Value

\$664,045



Tax Rate per Thousand

\$14.25



COMMUNITY HIGHLIGHTS

NEW DEVELOPMENT



Unleashed Bark Park

Located at 150 Boundary St., Northborough

The Town of Northborough is proud to announce the opening of the Northborough Unleashed Bark Park. After 20 years of wanting an open space where their dogs could be safe and off leash, Northborough residents finally have just that. The Bark Park is named after a dedicated group of volunteers whose mission was “to collaborate with the town administration to establish a fenced-in, off-leash dog park where dogs and their human companions have a safe, enjoyable, and well-maintained area for recreation and socialization”.

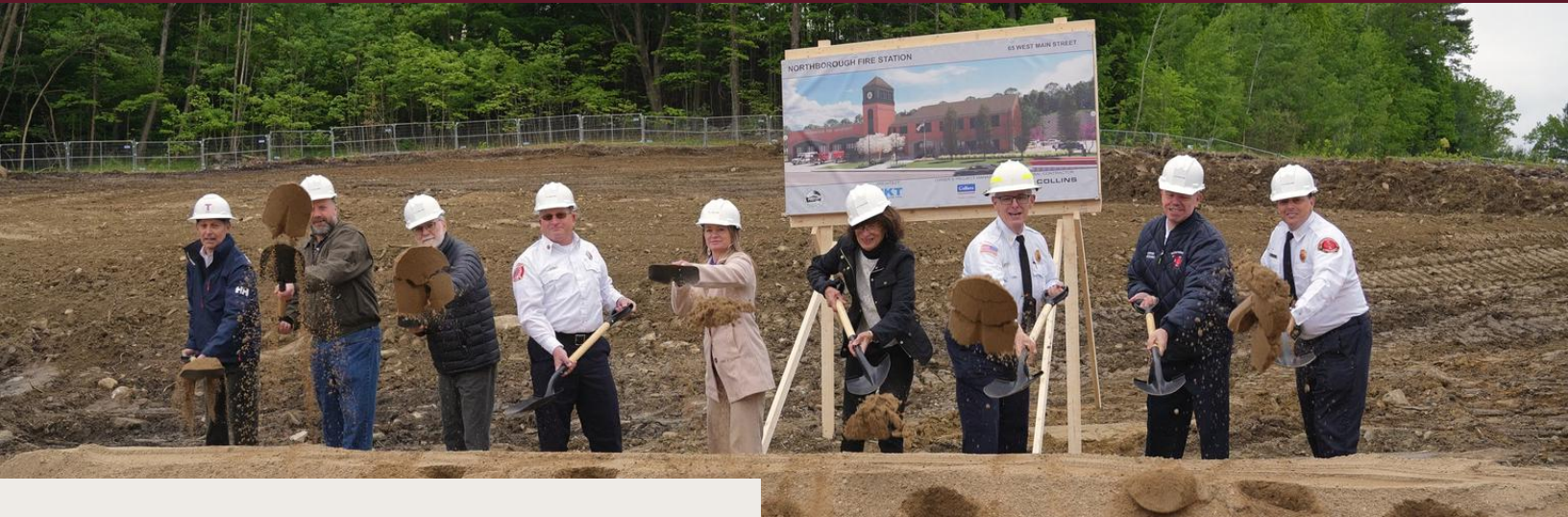
With a price tag of approximately \$725,000 for both design and construction, the dog park was funded by the Citizens of Northborough through the Community Preservation Act and the American Rescue Fund Act, and the Stanton Foundation, a private foundation created by Frank Stanton, longtime President of CBS-

that is dedicated to promoting the welfare of dogs and encouraging the dog-human bond.

Situated on 1.5 acres, dogs now have more than enough space to play, run, and explore. The dog park offers two distinct spaces to fit your dog's needs. There is one small, enclosed area for smaller, timid, or less adventurous dogs who want a more relaxed, less overwhelming space. The second section is significantly larger, containing a mix of shaded woodland and open space.

The park is open to the public from dawn to dusk. Amenities include ADA-accessible walkways and surfacing, dual entry gates, leash racks, a pavilion, benches, trash receptacles for dog and human waste, rocks for play, and drinking water fountains for the dogs. Please make sure that you pick up your dog's waste, fill in any holes created by your dog, and remain courteous and respectful to all people and dogs present. Find a full list of rules and regulations at: northboroughma.gov/planning-department/pages/northborough-unleashed-dog-park.

NEW DEVELOPMENT



Northborough Fire Station

Located at 65 West Main St.
Northborough

On May 21, 2025, the Town of Northborough held the official groundbreaking ceremony for the new fire station to be constructed at 65 West Main Street.

The event was attended by local leaders, members of the Fire Station Building Committee, firefighters, representatives of the design and construction teams, and community members. The ceremony included remarks from speakers and the traditional ceremonial shoveling of dirt.

Construction is anticipated to be completed in late 2026, with occupancy expected in early 2027.



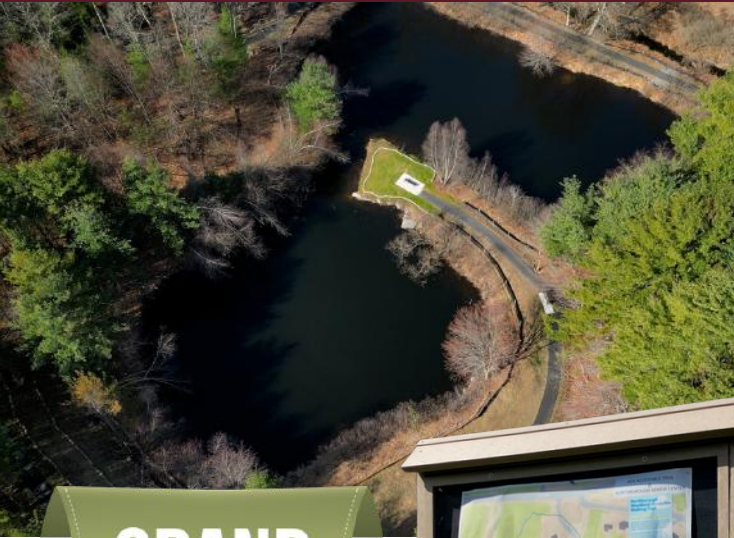
**Progress update documented on
October 15, 2025**



Photo provided by Northborough Media Connection.



NEW DEVELOPMENT



**GRAND
OPENING**



ADA Accessible Trail

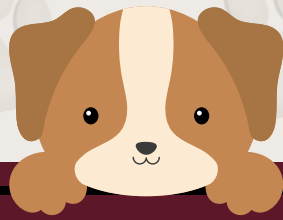
Located at 119 Barefoot Rd. Northborough Senior Center

The Northborough Community has constructed an ADA accessible trail located at the north end of Edmund Hill Conservation Area and west of the Northborough Senior Center. Our Trails Committee member, Forrest Lyford, has been leading hikes for the Senior Center for many years and recognized the need for trails that were more easily accessible to individuals with various mobility impairments. The Town now has a trail for less mobile seniors, families with small children, and any individual with a physical impairment. Currently, the other ADA accessible areas in Northborough are the Town Common and the redesigned Assabet Park. But this is the first ADA accessible woodland trail in Northborough. Edmund Hill Conservation Area was begun in 1962 with a donation from Edwin Proctor

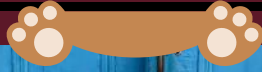
to the Northborough Conservation Commission to “preserve (the area) for the enjoyment of the residents of Northborough.” The Trails Committee maintains the trail system in the area. It is enjoyed by residents of Northborough and the surrounding towns daily. The Northborough Senior Center is located at the northern entrance of the Conservation Area and provides parking for those seeking access to the trails.



NTC volunteers, town staff and local service groups regularly maintain all the trails to trim limbs, cut back growth and monitor the walking surface by removing small obstacles. It is currently open and provides an ADA accessible trail with multiple benches to more easily access and enjoy the pond and forested areas of Edmund Hill. The trail was designed and constructed using Community Preservation Act funding.



DOGS OF NORTHBOROUGH



Daisy



Penny



Oscar & Mya



Iorek



Maverick



Jack



Marshall



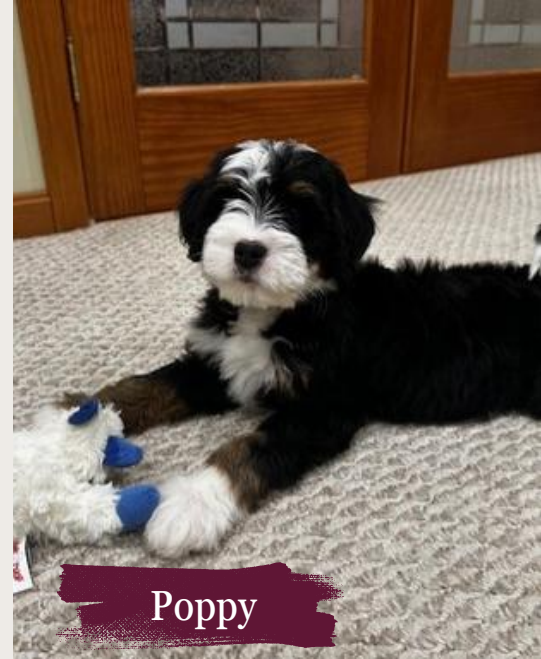
Stormy



Hazel



Callie



Poppy



Teddy

Buddy



Alimony

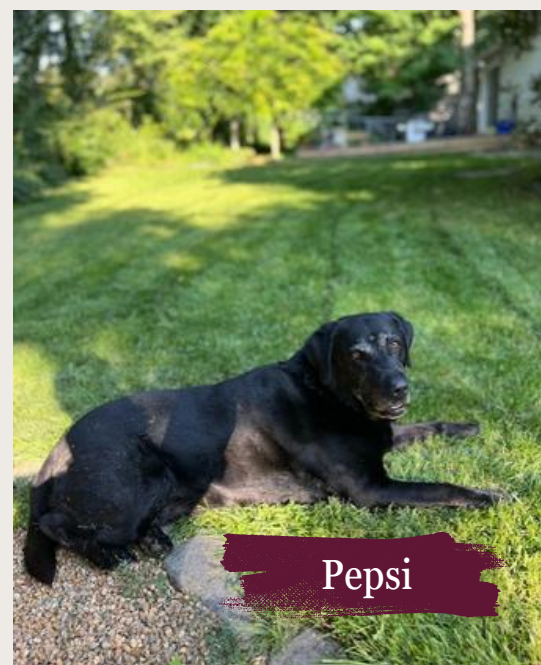
Miss Demeanor



Gemma



Callie



Pepsi



Wear Red Day



Be Well Carnival



Pajama Day

TEAM SPIRIT!



Sports Day



Ugly Sweater Day



Halloween



TOWN LEADERSHIP



ADMINISTRATION DEPARTMENT

Town Administrator
Stephanie Bacon

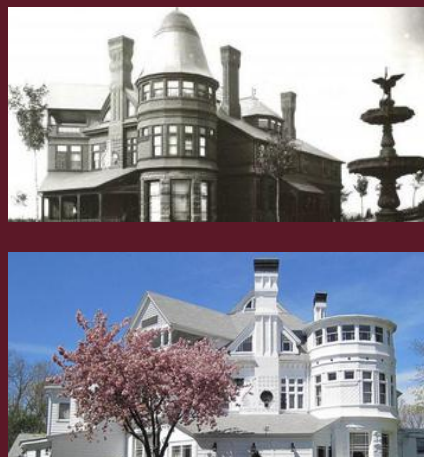
**Assistant Town
Administrator**
Diane Wackell

Executive Assistants
Lynda LePoer
Angie Sowden

In 2025, the Town Administrator's Office continued to support the Select Board in advancing key priorities related to infrastructure investment, economic development, financial stewardship, and community engagement. Despite a complex operating environment that included fiscal pressures, major capital projects, collective bargaining, and high-profile redevelopment initiatives, the Town maintained strong operational continuity while enhancing transparency, collaboration, and long-range planning.

A major highlight of the year was the groundbreaking of the new Fire Station, a significant investment that will serve the community for decades. The Town also supported the Peaslee School Building Committee through the feasibility and design phases, advancing efforts to modernize school facilities.

Economic development efforts progressed, most notably through continued work on the White Cliffs property. The Town implemented a comprehensive and transparent procurement process, including robust public engagement, to establish a long-term agreement that balances economic opportunity with the preservation of historic restrictions.



Infrastructure improvements remained a priority, with roadway paving, sidewalk construction, and pedestrian safety enhancements completed across multiple neighborhoods.

The Town maintained a strong commitment to financial management and long-term planning. The annual Financial Summit aligned budget and capital priorities across boards and committees, while a new grant approval policy was implemented to support fiscal sustainability. Annual audit results once again confirmed strong internal controls and sound financial practices.



The Town successfully conducted a four-night Annual Town Meeting and completed a post-meeting review to improve future efficiency and accessibility.

Community engagement remained strong, highlighted by the opening of the Bark Park and continued support of events such as Porchfest, Applefest, the Boo-Rough Business Stroll, and the Memorial Day Parade.

Organizational initiatives focused on workforce development and operational readiness, including the implementation of workplace threat and cyber incident response training and the establishment of a partnership with Anna Maria College to expand professional development opportunities for staff.

Town departments and staff were recognized for their achievements, including the Town Clerk being named Massachusetts Town Clerk of the Year and Fire Department members receiving honors from the Massachusetts Fire Academy. Northborough was also recognized by SafeWise as the safest town in Massachusetts for the second consecutive year.



Andy Dowd receiving Town Clerk of the Year

Planning and housing initiatives advanced through continued evaluation of development opportunities, downtown planning efforts, and zoning reviews to support thoughtful and sustainable growth.

Through these efforts, the Town Administrator's Office remained committed to effective governance, fiscal responsibility, and high-quality municipal services while supporting the Select Board in enhancing the quality of life for Northborough residents.

With gratitude and optimism,

Stephanie Bacon
Town Administrator



SELECT BOARD

2025 was a year of continued progress, long-term planning, and major project advancement for the Town of Northborough. With more than thirty meetings held throughout the year, the Select Board provided leadership and policy direction with a focus on fiscal responsibility, capital planning, infrastructure investment, and community engagement. Working closely with Town Administration, staff, and residents, the Board advanced key initiatives while maintaining transparency and strong governance practices.

Leadership and Organization

Following the May 2025 Town Election, Jonathan Rea was elected to the Select Board, succeeding Mitch Cohen. During that same month, Jacob Jones was appointed to fill the vacancy created by Lisa Maselli's resignation. Throughout the year, meetings continued in a hybrid format, ensuring accessibility for residents while maintaining compliance with Open Meeting Law requirements.

Planning, Budget, and Town Meeting

The early months of 2025 were largely dedicated to budget development and preparation for the Annual Town Meeting. Much of the Board's work during this time centered on balancing immediate financial pressures with long-term investments.

The Board worked to refine the FY2026 budget in a challenging financial environment, carefully considering rising expenses, especially in health insurance, while striving to minimize the impact on taxpayers. Legislative priorities were developed and approved, focusing on key areas such as education funding, infrastructure improvements, cybersecurity, and transportation.

Long-term planning efforts continued with support for the feasibility phase of the Marguerite E. Peaslee Elementary School project, as well as ongoing evaluation of capital needs, infrastructure investments, and grant opportunities to help offset local costs.

Public Safety and Capital Projects

Initiatives included funding and planning for pedestrian safety improvements through the installation of rectangular rapid flashing beacons (RRFBs), as well as adopting roadway safety measures such as heavy commercial vehicle restrictions in targeted areas.



MEMBERS

Julianne Hirsh, Chair
Laura Ziton, Vice Chair
Michael Tietjen, Clerk
Jacob Jones, Member
Jonathan Rea, Member

Resigned in 2025:
Mitch Cohen, Chair
Lisa Maselli, Member

White Cliffs Property

The White Cliffs property remained a central focus throughout the year. Early efforts included supporting Community Preservation Committee initiatives to stabilize the structure and advance design work, while exploring phased approaches to preserve the historic building.

As the year progressed, attention shifted toward potential redevelopment opportunities. The Board reviewed proposals and held multiple public information sessions regarding a long-term lease to transform the property into a wedding and events venue. These discussions reflected a careful balance between historic preservation, financial sustainability, and economic development potential for the community.

Governance and Appointments

Internal processes were strengthened through the establishment of a formal Town Administrator evaluation framework and the approval of annual goals to guide administrative priorities and organizational performance.

Community Engagement & Quality of Life

Community engagement remained an important component of the Board's work. Public participation was encouraged through meetings, outreach sessions, and public hearings, while continued support was provided for community events and local organizations.

Efforts also included advancing recreational opportunities, trail development, and other initiatives aimed at enhancing quality of life for residents. The Board explored sustainability initiatives and improvements to pedestrian infrastructure as part of its broader planning efforts.

Looking Ahead

The Select Board remains committed to thoughtful, transparent governance and long-term planning. Key priorities moving forward include continued evaluation of major capital projects and economic development opportunities, responsible financial management, investment in infrastructure and public safety, and maintaining strong communication and engagement with the community.

The Board appreciates the continued engagement, input, and support of Northborough residents and looks forward to continuing this work in the year ahead.



Respectfully Submitted,
Julianne Hirsh
Chair

Meeting Information



The Select Board meets on the 2nd and 4th Mondays of each month, unless otherwise noted.



Agendas and Meeting Minutes are available on the Town's website.



Regularly scheduled meetings are broadcast live and can be viewed online by looking up "Northborough Media Connection" on YouTube, or Charter 192 and Verizon 30 on Cable TV.

Select Board's Webpage

www.northboroughma.gov/select-board



TOWN GOVERNMENT



Town Hall

Town Hall Main Directory: (508) 393-5040

Town Clerk	Ext. 0
Administration	Ext. 1
Assessors	Ext. 2
Treasurer/Collector	Ext. 2
Recreation	Ext. 3
Health & Human Services	Ext. 4
Building	Ext. 5
Public Works	Ext. 6
Planning	Ext. 7

Other Town Offices

Fire Station (508) 393-1537	Senior Center (508) 393-5035
Media Connection (508) 393-6195	School District (508) 486-5115
Library (508) 393-5025	Assabet Vocational (508) 485-9430
Police Station (508) 393-1515	Veteran's Services (774) 293-2208

Hours

MONDAY	8:00 AM - 4:00 PM
TUESDAY	8:00 AM - 7:00 PM
WEDNESDAY	8:00 AM - 4:00 PM
THURSDAY	8:00 AM - 4:00 PM
FRIDAY	7:00 AM - 12:00 PM
SATURDAY	CLOSED
SUNDAY	CLOSED



Who Do I Call For...

**Start by dialing the Town Hall
Main Directory: (508) 393-5040**

Accounting - Ext. 2

- Accounts Payable
- Town Budget & Financial Reporting

Administration - Ext. 1

- Annual Town Meetings
- Annual Budgets
- Class I, II, III Licenses
- Common Victualler Licenses
- Employment Opportunities
- Entertainment Licenses
- Legislative Priorities
- Liquor Licenses
- Northborough Power Choice
- Procurement Bids/Proposals
- Transportation Licenses

Assessors - Ext. 2

- Assessments
- Motor Vehicle Abatements/Exemptions
- Property Information
- Property Record Cards
- Real Estate Tax Relief Programs

Building Department - Ext. 5

- Sprinkler/Fire Suppression Permits
- Swimming Pool & Spa Permits
- Wood Stove Permits
- Zoning Complaints
- Zoning Interpretations
- Annual Building Inspections
- Building/Mechanical Permits
- Demolition Permits
- Plumbing, Gas, Wiring Permits
- Accessory Dwelling Units (ADU) Permits
- Building Complaints
- Inspections for Issued Permits
- Sign Permits
- Solar/ESS Permits

Department of Public Works - Ext. 6

- Cemetery Services
- Drain Layers
- Earth Removal
- Engineering
- Facilities
- Highway Department
- Parks
- Snow & Ice Removal
- Street Opening/Roadway Access Permits
- Street/Sidewalk Questions
- Traffic Safety
- Trash/Recycling
- Trees
- Trench Permits
- Water & Sewer Bills/Department



Who Do I Call For...

Health & Human Services - Ext. 4

- Body Art Licenses
- Camp Permits
- Community Resource Referral
- Encompass (Substance Use Prevention)
- Horse/Stable Permits
- Food Establishment Permits
- Greater Boroughs Partnership for Health
- Home Heating & Energy Application Assistance
- Mental Health
- Septic Systems/Title 5
- Septic Hauler/Septic Installer Permits
- Sharps Disposal
- Tobacco Product Sales Permit
- Vaccination Information
- Wells

Planning Department - Ext. 7

- Conservation
- Design Review
- Economic Development
- Community Preservation Committee Grant Applications
- Planning Board:
ANR Plans/Site Plans/Subdivision Plans/Special Permits
- Zoning Board of Appeals:
Special Permits/Variances/Comprehensive Permits

Recreation - Ext. 3

- Facility Usage/Rentals
- Parks/Fields Usage/Rentals
- Recreation Programs

Town Clerk - Ext. 0

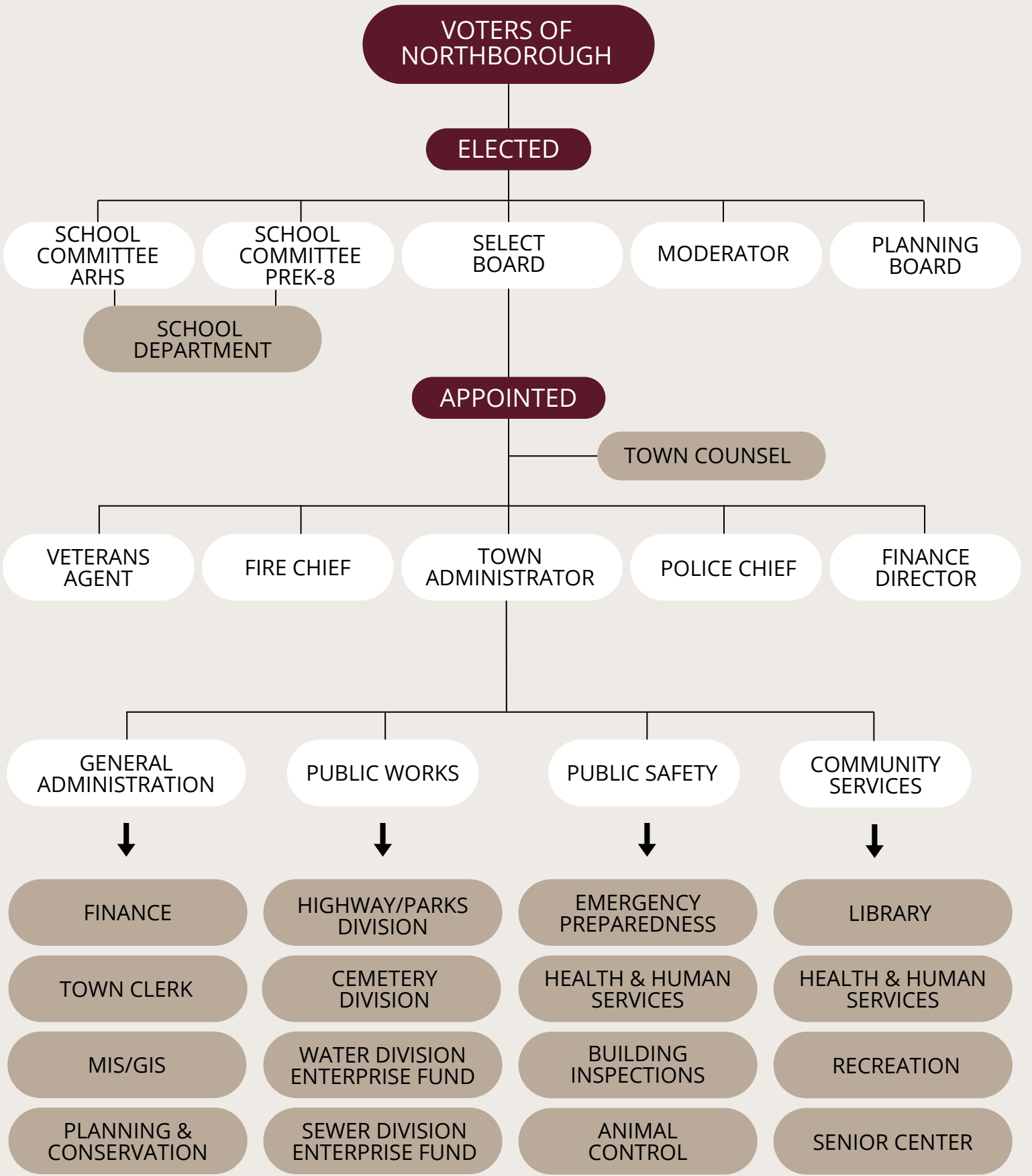
- Birth Certificates
- Business Certificates
- Census Records
- Death Certificates
- Dog Licenses
- Election Information
- Marriage Licenses/Certificates
- Nomination Papers & Petitions
- Notary Services
- Raffles Permits
- Residents Listing Book
- Town Code/Bylaws
- Voter Registration

Treasurer/Collector - Ext. 2

- Excise Bills
- Online Bill Payments
- Tax Bills

MIS/GIS - Ext. 8

- Management & Geographic Info Services
- GIS Online Viewer
- GIS Map Library



APPOINTING AUTHORITY	APPOINTED BOARDS, COMMITTEES, COMMISSIONS, & COUNCILS
Northborough Voters	<ul style="list-style-type: none"> • Select Board • School Committees (K-8 / Algonquin RHS / Assabet Valley) • Moderator • Planning Board
Moderator	<ul style="list-style-type: none"> • Deputy Moderator • Appropriations Committee • Municipal Code & By-Law Committee • Personnel Board
Town Administrator	<ul style="list-style-type: none"> • Board of Assessors • Board of Health • Building Committees • Cemetery Commission • Water & Sewer Commission
Planning Board	<ul style="list-style-type: none"> • Design Review Committee
Select Board	<ul style="list-style-type: none"> • Board of Registrars • Board of Trustees of Special Benevolent Funds • Cable Television Advisory Committee • Community Affairs Committee • Conservation Committee • Council on Aging • Cultural Council • Diversity, Equity, Inclusion, & Belonging Committee • Elderly & Disabled Taxation Fund • Election Officers • Historic District Commission • Housing Authority Representatives • Library Trustees • Master Plan Implementation Committee • Parks & Recreation Commission • Recycling Committee • Representative to Central MA Regional Planning Commission • Scholarship Committee • Youth Commission • Zoning Board of Appeals

In addition to the Boards and Committees listed here, at any time there may also exist several ad hoc committees formed by various bodies to study specific issues such as building committees.

Boards & Committees with Multiple Appointing Authorities

Financial Planning Committee: The Financial Planning Committee consists of six members, three appointed by the Moderator, one by the Planning Board, one by the School Committee, and one by the Appropriations Committee for three-year terms.

Earthwork Board: The Earthwork Board consists of five members, one each appointed by the Moderator, the Select Board, the Conservation Commission, the Zoning Board of Appeals and the Planning Board for three-year terms.

Community Preservation Committee (CPC): The CPC consists of nine members, one each from the Open Space Committee, the Conservation Committee, the Planning Board, the Parks & Recreation Commission, the Historical Commission, the Housing Authority, and three members appointed by the Select Board for three-year terms.

Housing Authority: The Housing Authority consists of four members appointed by the Select Board and one governor-appointed member for five-year terms.

Open Space Committee: The Open Space Committee consists of seven members, one each from the Planning Board, Conservation Commission, Parks & Recreation Commission, Select Board, and three members and two alternates appointed by the Select Board for three-year terms. The Trails Committee is a subcommittee of the Open Space Committee.

LEPC: The Northborough Local Emergency Planning Committee is a committee established through the Federal Emergency Planning and Right-To-Know Act (EPCRA) of 1986. Local, State, and Federal members work together to formulate emergency planning for hazardous materials within Northborough, exercise the plan annually, maintain training for hazardous materials emergencies, and provide information on hazardous materials to the public. Membership includes: State and Local Elected Officials, Hospitals, Firefighters, Environmental Groups, Law Enforcement Personnel, News Media, Civil Defense Officials, Community Groups, Public Health Officials, Transportation Resources, and Hazardous Materials Facilities.



Get Involved – Volunteer with Us!

Interested in serving on a Board, Committee, Commission, or Council? Applications are available online at northboroughma.portal.opengov.com

If you have questions please contact Angie Sowden in the Administration Office at 508-393-5041.

ELECTED OFFICIALS

Select Board

Julianne Hirsh (Chair)
Laura Ziton
Michael Tietjen
Jonathan Rea
Jacob Jones
**Mitch Cohen*
**Lisa Maselli*

Planning Board

Amy Poretsky (Chair)
Anthony Ziton
Millie Milton
William Pierce
Carter Brannon
**Kerri Martinek*

Northborough School Committee

Bryce MacKnight (Chair)
Lauren Bailey-Jones
Joan Frank
Kelly Guenette
Kristen Willems Tietjen



Officers of the United States of America

President: Donald Trump
Vice President: JD Vance
U.S. Senators from Massachusetts
Elizabeth A. Warren
Edward J. Markey
U.S. Representative for the 2nd Congressional District: James P. McGovern

Moderator

Frederick A. George
Deputy Moderator
Gerald Hickman

Assabet Valley Regional Vocational School District Committee

Virginia Simms George

Northborough-Southborough Regional School Committee

N-Christopher Covino	S-Jennifer Primack (Chair)
N-Joan Frank	S-Paul Desmond
N-Kathleen Howland	S-Kathleen Harragan Polutchko
N-Christopher Lacasse	S-Matthew Spencer
N-Sean O'Shea	S-John Wysocki



Officers of the Commonwealth of Massachusetts

Governor: Maura Healey
Lieutenant Governor: Kimberley Driscoll
Sec. of the Commonwealth: William Francis Galvin
Treasurer: Deborah B. Goldberg
Attorney General: Andrea Campbell
Auditor: Diana Dizoglio
District Attorney: Joseph D. Early, Jr.
Governor's Council 7th District: Paul M. DePalo
State Senator 1st Worcester District: Robyn K. Kennedy
State Rep. 12th Worcester District: Meghan Kilcoyne
State Rep. 19th Worcester District: Kate Donaghue

BOARDS & COMMITTEES

**Resigned/Term Expired/Other*

Council on Aging

Fran Bakstran (Chair) Elizabeth Nasser
Linda Cragin Stephanie Thomas
Susan Harvey Heidi Knight
Victoria Johnson **Virginia Simms-George*
Theresa Lee **Jarl Anderson*

Appropriations Committee

Scott Rogers (Chair)
George Brenckle
Timothy Kaelin
Jeff Knight
Terry Halloran
Remonia Wallace
**Robert D'Amico*

Board of Assessors

Lee Keomanivong (Chair)
Paul Cibelli
Christopher Reidy

Cemetery Commission

Cheryl Fraser
Madison Jones
Kerry Thornton-Genova
**Catherine Cushman*

Community Affairs Committee

Suzanne Cieslica (Chair)
Nora Biggins
Emma Lefebvre
Brienne Kauffman
Emily Justice
**Shehla Eledroos*
**Pamela Markey*
**Jennifer Martin*
**Rebecca Foley Mihopoulos*
**Lisa Smith*

Community Preservation Committee

John Campbell (Chair) - Open Space Comm
Andrew Clark
Peter Martin
Jeffrey Leland
Sean Durkin - Parks & Rec Commission
Leslie Harrison - Historic District Comm
Todd Helwig - Conservation Comm
Rae Carlsen - Housing Authority
Millie Milton - Planning Board
**Andrew Dowd - Housing Authority*

Conservation Commission

Greg Young (Chair) John Johnson
Dan Clark Kelley Marston
Justin Dufresne Sadie Stone
Todd Helwig

Cultural Council

Terry Underwood (Chair) Karen Clarke
Hannah Chen Morgan Clarke
Arthur Giacomarra Shayne Goodwin
Anna Katzenberger Julie Peterson
Jennifer Tolman Fabiana Santos
Marcos Palmarin Kylie Harrigan

Design Review Committee

Amy Poretzky (Chair)
Lisa Maselli
Mark McMenemy
David Veron

Earthwork Board

Janet Sandstrom (Chair)
Anthony Pini

BOARDS & COMMITTEES

**Resigned/Term Expired/Other*

Diversity, Equity, Inclusion, & Belonging

Miriam Ibrahim (Chair)
Virginia Simms-George
Mary-Alexandra Molina
Cynthia Moore
Seira Shalton
Ashish Verma
Diedra Wrighting
Jim Kane
Diane Wackell (Asst. Town Administrator)

Historic District Commission

Robert Licht (Chair)
Leslie Harrison
Amanda Derosier-Millette
Millie Milton
Tom Reardon
Brian Smith
Brian Swanson
Ruediger Volk - Alternate
**Lorna Van Horn - Alternate*

Elderly & Disabled Taxation Fund

Victoria Johnson
Cynthia Moore
Lee Keomanivong (Assessor)
Lisa Troast (Treasurer/Collector)

Housing Authority

Rita Osborne (Chair) Elaine Solomon
Rae Carlsen Fran Bakstran
Brad Newman **Andrew Dowd*

Financial Planning Committee

John Rapa (Chair) Ryan Maynes
Susan Sartori Michael Sciacca
Ken Picard **Robert Babcock*
Scott Stocklin **Jonathan Rea*

Board of Library Trustees

Michelle Rehill (Chair) Jocelyn McElhiney
Brittany Burns Bethany Tsamis
Mitch Cohen Richard Tucker
Patricia Fontes Amanda Derosier-Millette
James Hogan

Fire Station Building Committee

Dawn Rand (Chair)
Captain Daniel Brillhart
Diana Nicklaus
Chief David Parenti
Tom Reardon
Jacob Jones (Select Board)
**Mitch Cohen (Select Board)*

Master Plan Implementation Committee

Jeanne Cahill
John Campbell
Eugene Kennedy
Rick Leif **Tracey Cammarano*
Jennifer Tolman *(Parks & Rec)*
Judy Boyle
Fran Bakstran (Council on Aging)
Leslie Harrison (Open Space Committee)
Jonathan Rea (Select Board)
Millie Milton (Historic District Commission)
Amy Poretsky (Planning Board)
Paul Cacciatore (Parks & Rec)
Laurie Connors (Town Planner)

Board of Health

Glenn French (Chair) Swati Sane
Dilip Jain Lara Helwig
Lisa Bennett-Johnson **Theresa Capobianco*

BOARDS & COMMITTEES

**Resigned/Term Expired/Other*

Municipal Code & Bylaw Committee

Theresa Capobianco
Marsha Hill
Andrea Leland
Megan Robbins

Open Space Committee

John Campbell (Chair) **Paul Cacciatore*
Brian Belfer **Anthony Ziton*
Leslie Harrison **Lisa Maselli*
Daniel Clark (Con. Comm) **Paul Tagliaferri*
Carter Brannon (Planning Board) **Ashley Davies*
Jim Davis (Parks & Rec)
Jacob Jones (Select Board)

Parks & Recreation Committee

Gary Maggiolino (Chair)
Mark Awdycki
Paul Cacciatore
Sean Durkin
Jim Davis
**Tracey Cammarano*

Recycling Commission

Justin Fisher
Ingrid Molnar
June Stokoe
Brian Swanson
Chris Wilson

Personnel Board

Virginia Simms-George (Chair)
Charles Frankian
Marsha Hill
Guilene Prepetit
Lisa Studholme
**James Kihungi*

Peaslee School Building Committee

Erika Hall (Chair)
Tristan Bezzant
Diana Nicklaus
Robert Tomasetti
Kevin Wyrsh
Michael Tietjen (Select Board)
Sean Durkin (Parks & Rec Committee)
Kelly Guenette (School Committee)
Lauren Bailey-Jones (School Committee)
**Mitch Cohen (Select Board)*

Board of Registrars

Daymian Bartek (Chair) - Ex-Officio
Richard Hagen
James Harrington
Veronica Hanley
**Andrew Dowd (Chair) - Ex-Officio*

Scholarship Committee

Elizabeth Nolan (Chair)
Kerry Thornton-Genova
Lisa Subat
Chandra Vora
Erica Zeiger
**Christina Renzullo*

Youth Commission

Erica Zeiger (Chair) **Jennifer Lipton-O'Connor*
Joan Clementi
Jennifer Persons
Keri Wolfe
Judy Boyle
Ashley Klebanow
Susan Ogar

BOARDS & COMMITTEES

**Resigned/Term Expired/Other*

Traffic Safety Committee

William Pierce (Chair)
Bryan Cole
Chris Deacetis
Kate Girard
Rachael Armstrong

Trails Committee

Brian Belfer (Chair)	James Stein
William Cobb	Marielle Stone
Sherral Devine	Robert Mihalek
Victor Jacek	
Dennis Lindenbergl	
Paul Middleton	

Board of Trustees of Special Benevolent Funds

Andrea Leland
Marcia Roman
Karen Scopetski

Water & Sewer Commission

John Meader (Chair)
Bryant Firmin
David Pepe

Zoning Board of Appeals

Paul Tagliaferri (Chair)	Jack Carney
Brad Blanchette	Jeffrey Gribouski - Alt.
Suzanne Cieslica	Edward LeBlanc - Alt.
John Maher	<i>*Jacob Jones</i>

INTERESTED IN SERVING?



Get Involved – Volunteer with Us!

Our community thrives thanks to the dedication and talents of volunteers. From shaping local policies to supporting town services, volunteers play a vital role in building Northborough's future. Your time and voice can make a difference—join us!

Applications are available online at:

northboroughma.portal.opengov.com

If you have questions, please contact Angie Sowden in the Administration Office at 508-393-5041.



TOWN DEPARTMENTS

BUILDING DEPARTMENT

The Building Department continued to play a critical role in ensuring public safety, regulatory compliance, and the orderly development of the community through the administration and enforcement of state building, electrical, plumbing, gas, and zoning codes.

Fee Structure Update

A significant milestone in 2025 was the comprehensive update to Building Department fees, representing the first major adjustment in decades. Many fees had not been reviewed since 2004, with some dating back to the late 1980s.

Code Updates and Regulatory Changes

Effective July 1, 2025, Massachusetts adopted the 10th Edition of the State Building Code (780 CMR)—the first major update in six years.

This update introduced:

- Expanded and more complex plan review requirements
- Increased inspection and documentation standards
- Evolving requirements tied to energy efficiency and building performance (particularly relevant as a stretch code community)

The Building Department remains committed to protecting public safety and supporting responsible growth in Northborough, and will continue to monitor permit activity, regulatory changes, and operational needs to ensure efficient and effective service to residents, businesses, and the development community.

The Town of Northborough's Online Permitting system, powered by OpenGov, allows residents, contractors, and businesses to conveniently submit a wide range of permit applications online, including building, electrical, plumbing, gas, mechanical, solar, and zoning-related requests. The platform provides access to detailed application categories to ensure applicants select the correct permit type, helping streamline the review process. Overall, the system enhances accessibility, improves efficiency, and provides a centralized location for managing permit applications and related records.

Building Commissioner/Zoning Officer

Robert Frederico

Local Building Inspector

Stephen Johnson

Plumbing & Gas Inspector

A. Richard Desimone

Wiring Inspector

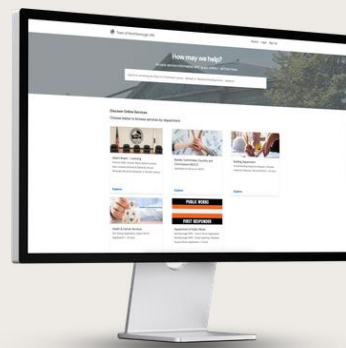
Bill Reilly

Administrative Assistants

Annie Bassett

Jessica Dallis

Online Permitting



Apply
Online!

northboroughma.portal.opengov.com

BUILDING DEPARTMENT

Permit Categories (Number of Permits)	2024	2025
Residential - ADU (Accessory Dwelling Unit)	0	5
Residential - Additions	20	25
Residential - Mechanical	162	172
Residential - Minor Misc	401	491
Residential - New Construction	12	12
Residential - PV Solar	90	106
Residential - Renovation/Alteration	147	155
Residential - Swimming Pools & Spas	10	7
Non-Residential - Additions	1	2
Non-Residential - Mechanical	26	26
Non-Residential - Minor Misc	36	46
Non-Residential - New Construction	2	3
Non-Residential - Renovation/Alteration	22	23
Whole Structure Demolition	10	5
Sign Permits	43	32
Total	1012	1139

Permit Categories	Revenue (\$)	Permit Count
Building & Mechanical Permits	\$536,238.00	1139
Certificates of Inspection	\$3,120.00	88
Plumbing & Gas Permits	\$24,483.00	602
Wiring Permits	\$24,350.00	642
COMBINED TOTAL 2025	\$587,589.00	2471

2025 Activity Overview

In calendar year 2025, the Department issued a total of 1,139 permits, reflecting steady activity consistent with recent years. Permit volume has remained stable following fluctuations in prior years, with notable increases in residential mechanical work and minor miscellaneous permits.

Key trends include:

- Continued strength in residential mechanical permits (172) and minor miscellaneous permits (491)
- Stable activity in renovations and alterations (155)
- Ongoing demand for solar installations (106 permits)

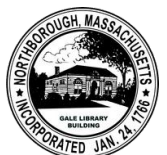
Revenue Summary

Total Building Department revenue for 2025 was \$587,589, generated across multiple permit categories. This revenue level aligns with recommended cost recovery standards for municipal inspection services and supports both direct and indirect operational costs.

Respectfully Submitted,



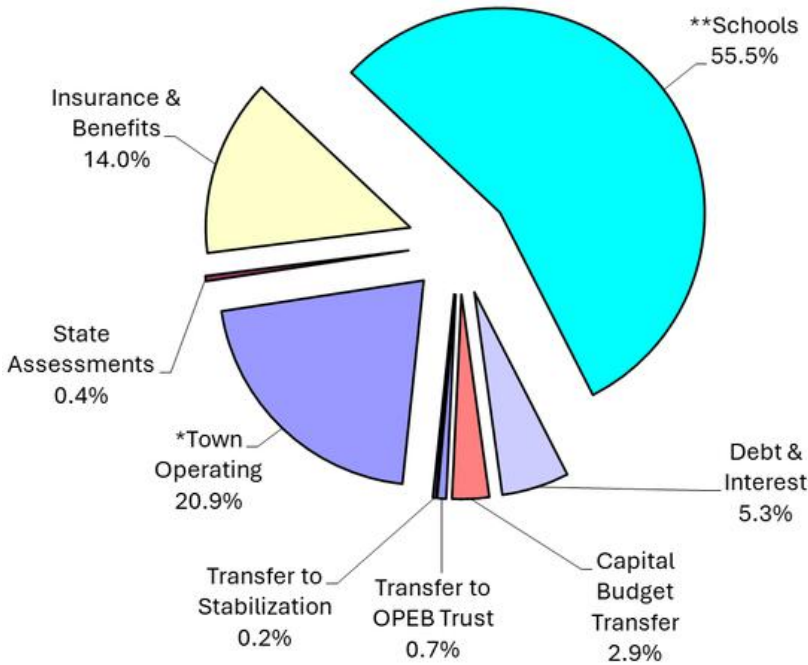
Robert Frederico
Building Inspector



FINANCE DEPARTMENT

On August 26, 2025, the Town of Northborough hosted its second Financial Summit at the Northborough Free Library. The event follows successful Financial Trend Monitoring System presentations generally held in December in prior years. The Summit brought together key stakeholders, including attendees from the Select Board, Financial Planning Committee, Appropriations Committee, the Northborough School Committee, and Department Heads to discuss broad budgetary priorities early in the budget cycle for FY2027. The summit provided a platform for department directors to present an overview of their operations and future objectives, and it also provided future year financial projections. The August Summit will likely continue as a tradition to start the annual budget process to foster collaborative dialogue and informed decision making.

FY26 Budget



**Town Expenditures include Reserves for Abatements, Appropriation Reserve Fund, and Offsets*

***School Expenditures include Northborough K-8 School operations, Algonquin Regional High School operations, Algonquin Regional High School Debt Service & Assabet Valley Assessment*

ACCOUNTING DIVISION

Finance Director

Jason Little

Town Accountant

Katie Holt

Assistant Town Accountant

Kristen Swenson

TREASURER/COLLECTOR DIVISION

Treasurer/Collector

Lisa Troast

Assistant Treasurer/Collector

Kristi Beaulac

Assistant Tax Collector

Marijane Pescaro

Financial Assistant

Ashley Snell

ASSESSORS DIVISION

Principal Assessor

Lee Keomanivong

Assessor Assistant

Patty Mespelli

Data Collector Assessor

Brian Fernandes

FINANCE DEPARTMENT

Budget in Brief

The FY2026 Budget is based on conservatively estimated revenue projections. The primary source of tax revenue comes from local property taxes, limited by the established ceiling under Proposition 2½. Additional revenue sources include estimated State Aid, Local Receipts—such as fees, permits, and interest income—and transfers from available funds like Free Cash and Special Revenue funds.

The Town’s financial position remains solid, having completed FY2025 with an unassigned fund balance in the General Fund of \$13.4 million. Total reserves remained steady with certified Free Cash at \$5.25 million and the Stabilization Fund balance at \$6.6 million. In total, the reserves represent approximately 13.7% of the FY2026 general fund budget. The Town’s independent audit for FY2025 has been completed in accordance with generally accepted auditing standards and its financial statements are available to view on the Town Accountant’s webpage.

EXPENDITURES	FY2025 Budget	FY2026 Budget	Variance	% Change
General Government (Town)	28,360,178	30,657,045	2,296,867	8.10%
Schools				
Northborough K-8	29,119,597	29,989,942	870,345	2.99%
Algonquin Reg. HS 9-12	15,095,208	15,900,294	805,086	5.33%
Assabet Valley	1,409,186	1,699,103	289,917	20.57%
Warrant Articles				
Tax Levy Funded	10,000	-	(10,000)	-100.00%
Reserve Fund	175,000	175,000	-	0.00%
Transfer to Stabilization	200,000	200,000	-	0.00%
Transfer to SP Stabilization	-	-	-	
Overlay Surplus Capital	600,000	-	(600,000)	-100.00%
Free Cash CIP/Other Articles	1,927,920	2,500,500	572,580	29.70%
Transfer to OPEB Trust	600,000	600,000	-	0.00%
Library Debt Service	278,115	267,195	(10,920)	-3.93%
Senior Center Debt Service	302,490	293,615	(8,875)	-2.93%
Lincoln Street Debt Service	949,275	924,575	(24,700)	-2.60%
Fire Station Debt Service	338,500	2,599,664	2,261,164	100.00%
Adjustments	(31,782)	(25,000)	6,782	-21.34%
Subtotal General Fund	79,333,687	85,781,933	6,448,246	8.13%
Water Enterprise Funds	2,910,441	3,007,775	97,334	3.34%
Sewer Enterprise Fund	2,860,246	2,863,574	3,328	0.12%
Solid Waste Enterprise Fund	1,302,650	1,352,246	49,596	3.81%
Subtotal Enterprise Funds	7,073,337	7,223,595	150,258	2.12%
TOTAL ALL FUNDS	\$86,407,024	\$93,005,528	\$6,598,504	7.64%

**Northborough Combined Balance Sheet - All Fund Types and
Account Groups as of June 30, 2025 (Unaudited)
(In Thousands of Dollars)**

	Governmental Fund Types			Proprietary	Fiduciary	Groups	Totals
	General	Special Revenue	Capital Projects	Enterprise	Trust and Agency	Long-term Debt	(Memorandum Only)
Assets	14,332	11,338	39,610	3,848	16,056	47,052	132,237
Liabilities	5,931	1,698	2,707	970	265	47,052	58,623
Fund Equity	8,401	9,641	36,902	2,878	15,792	0	73,614
Total Liabilities and Fund Equity	14,332	11,338	39,610	3,848	16,056	47,052	132,237

Treasurer/Collector

The Treasurer/Collector's Office is responsible for the billing and collection of real estate, personal property, and motor vehicle excise taxes, as well as the receipt of all Town revenue. Additionally, the division reconciles all bank accounts, oversees investments and borrowing, processes payroll, tax reporting, and administers benefits for both active and retired employees, including health, dental, disability, and life insurance. Operating in adherence to Massachusetts General Laws and Northborough's financial policies, the office ensures the efficient management and disbursement of all town funds. The Town's property tax collections remain strong with a collection rate of 99%.

Accounting

The Accounting Division is responsible for all financial reporting and recordkeeping for the Town. Responsibilities include maintaining the general ledger, recording all financial transactions, overseeing grants and contracts, and preparing annual financial statements in compliance with Generally Accepted Accounting Principles (GAAP) and Governmental Accounting Standards Board (GASB) requirements. In FY2025, the town separated the position of Finance Director and Town Accountant, promoted the Assistant Town Accountant to become Town Accountant, and hired a new Assistant Town Accountant to back-fill. The reorganization and additional capacity allowed for the division to continue its mission of providing high-quality information for decision-making and serving in its critical role in overseeing the Town's financial activities.

ASSESSORS DIVISION

The Assessors Division is dedicated to ensuring fair and equitable valuation of all real and personal property within Northborough, in compliance with Massachusetts Department of Revenue standards. Annually, the division analyzes and adjusts property values to reflect current market conditions, with a comprehensive state recertification conducted every five years. Beyond property valuations, the Assessors Division manages property inspections, processes deeds and ownership changes, maintains tax maps, administers property tax abatements and exemptions, and addresses inquiries related to real estate and personal property assessments. As of Fiscal Year 2026, Northborough's tax rate is set at \$14.82 per \$1,000 of assessed value.

Respectfully Submitted,

Jason Little

Jason Little, Finance Director

Kathryn E. Ebbett

Katie Holt, Town Accountant

Lisa M. Troast

Lisa Troast, Treasurer/Collector

Lee Keomanivong

Lee Keomanivong, Principal Assessor

VALUATION BY CLASSIFICATION (MILLIONS OF DOLLARS)

CLASSIFICATION	FY2022	FY2023	FY2024	FY2025	FY2026
RESIDENTIAL	2,477	2,881	3,104	3,297	3,500
COMMERCIAL	359	393	441	482	490
INDUSTRIAL	433	499	584	615	604
PERSONAL PROPERTY	111	115	127	124	131
TOTAL VALUATION	3,380	3,888	4,256	4,518	4,725

TAX RATE (PER THOUSAND)	\$16.49	\$14.79	\$14.28	\$14.25	\$14.82
AVERAGE HOME VALUE	\$496,961	\$579,799	\$624,468	\$664,045	\$705,851
AVERAGE TAX BILL	\$8,195	\$8,575	\$8,917	\$9,463	\$10,460

TAXPAYER	NATURE OF BUSINESS	ASSESSED VALUE	TAX AMOUNT	% OF LEVY
AVB NORTHBOROUGH INC	LUXURY APARTMENTS	\$106,243,050	\$1,574,522	2.3%
BCORE HILLSIDE LLC	DISTRIBUTION WAREHOUSES	\$99,933,100	\$1,481,009	2.1%
LBA NCC-COMPANY XXXIII LLC	DISTRIBUTION WAREHOUSES	\$66,640,200	\$987,608	1.4%
IRON MOUNTAIN INFORMATION MANAGEMENT LLC	WAREHOUSE-DATA CENTERS	\$64,774,220	\$959,954	1.4%
G&L IX FORBES WHITNEY LLC	MANUFACTURING WAREHOUSES	\$62,197,610	\$921,769	1.3%
RPT NORTHBOROUGH LLC	PART OF MALL	\$57,266,800	\$848,694	1.2%
RGMZ NORTHBOROUGH OP I WE LLC	PART OF MALL	\$54,811,700	\$812,309	1.2%
MASSACHUSETTS ELECTRIC COMPANY	UTILITY COMPANY	\$49,305,220	\$730,703	1.0%
REEP-IND LYMAN MA LLC	MANUFACTURING WAREHOUSE	\$36,443,000	\$540,085	0.8%
TREA ONE BIEDMAN ROAD LLC	DISTRIBUTION WAREHOUSES	\$32,425,600	\$480,547	0.7%
TOTAL TOP TEN TAXPAYERS		\$630,040,500	\$9,337,200	13.3%
TOTAL FY2026 VALUATION OF THE TOWN / TOTAL LEVY		\$4,725,359,998	\$70,029,539	

FIRE DEPARTMENT

— MISSION STATEMENT —

To promote and deliver life safety by providing efficient, professional, high quality, cost effective, and timely protective services including fire suppression, emergency medical services, fire prevention, disaster response management, public safety education, and code enforcement.

Overview:

The Northborough Fire Department is a modern, progressive, all-hazards, full-service fire department providing emergency fire, rescue and medical response and community prevention and education services to the Town and residents of Northborough. The Department is rated Class 3/3Y by the Insurance Services Office (ISO).

The Department is staffed by 28 full-time Firefighter/Emergency Medical Technicians (EMTs) and Paramedics, augmented by one on-call firefighter/paramedic, dedicated to serving the community 24 hours a day, 7 days a week, 365 days a year. These members are organized into four shifts of seven personnel working a 24-hour rotating schedule. In addition, administrative day staff include a Fire Chief, Deputy Fire Chief, and Executive Assistant, supported by a part-time hazardous materials specialist.

The Department's apparatus fleet consists of:

- (3) Advanced Life Support Ambulances
- (2) Engine-Pumpers
- Tower-Ladder Truck
- Tanker-Engine
- Forest Fire Unit
- Squad Multi-Purpose Unit

Apparatus is cross-staffed by shift personnel, meaning members are assigned to multiple vehicles and respond on the apparatus most appropriate for each specific emergency incident.



CORE VALUES

- **Service:** We strive for excellence in the service we deliver through on-going evaluation and involvement.
- **Teamwork:** We embrace the concept of teamwork through skillful communication and personal cooperation to achieve our common goal.
- **Accountability:** We are responsible, as professionals and individuals, for our actions.
- **Integrity:** We act ethically; we expect honesty, loyalty, and dedication.
- **Respect:** We practice mutual respect by setting a personal example of trust and fairness.

Fire Chief

David Parenti

Deputy Fire Chief

Neal Aspesi

Executive Assistant

Sarah Jean

**Lorraine Cain*

Fire Captains

Daniel Brillhart

Patrick McManus

Robert Theve

Patrick Doucimo

Firefighter/Paramedics

John Bain

Ted Coulter

Morgan Doyle

Brian Hatch

Jeremy Peters

Douglas Pulsifer

Joel Rosenkrantz

Christopher Tetreault

Ethan Ward

Todd Yellick

Tyler Daschke

Christopher Goodney

Dante Brindisi

Jeremy O'Connell

**Joseph Lafreniere*

**Ryan Snee*

**Andrea Sivakova*

Firefighters/EMT

Tom Fazio

Mark Anderson

Julia Lee

Juliet Leask

Colin King

Ben Eramo

Noah Day

Haz Mat Assistant

Michael Parr

Strategic Goals and Priorities

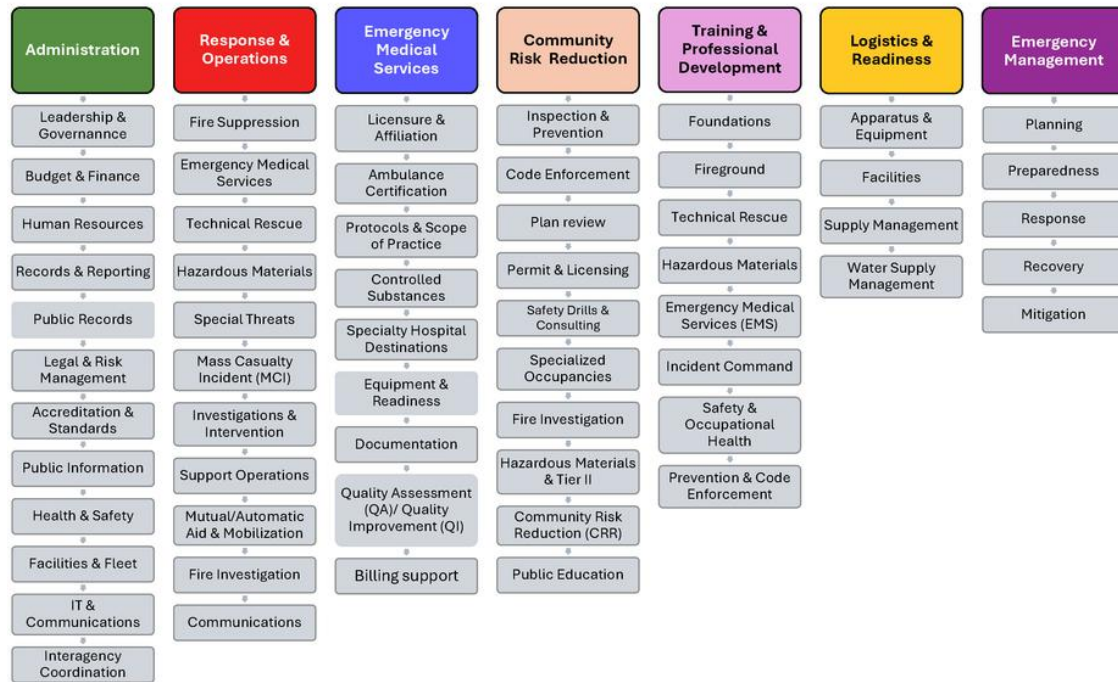
The Department has established five (5) strategic goals and priorities:

1. Maintain the physical and mental health and safety of all members
2. Consistently provide high-quality, timely emergency services to the community
3. Sustain and expand prevention services to enhance life safety and reduce damage and loss
4. Strengthen community outreach and public education efforts
5. Continuously prepare the whole community for large-scale, high-impact emergencies



The Many Missions & Responsibilities of Your Fire Department

Protecting Life, Property, and Community — 24/7/365



FIRE DEPARTMENT

Calls for Service	
Total Emergency Responses	2,479
Fire	50
Rescue & Medical	2,000
Hazardous Condition	93
False/Accidental Alarms	406
Service Calls	171
Mutual Aid Given	224
Mutual Aid Received	92

Fire Prevention & Code Enforcement	
Inspections	724
Plan Reviews	254
Permits Issued	667
Violations Issued	299
Consultations	35

Public Relations & Education	
Total	96
K-12 Schools Safety	5
Senior Citizen Safety	22
Other Population Safety	18
Fire Drills	27
Public Relations Events	24

Training & Professional Development	
Total Training Hours	4,076
Fire/Rescue Operations	2,090
EMS	1,373
Driver/Operator	267
Other	346

GRANTS

In 2025, the Department awarded six (6) state/federal grants, totaling approximately \$173,228.00. These funds were used to purchase vital gear and equipment without impacting taxpayers.



FIRE DEPARTMENT

Staffing for Adequate Fire and Emergency Response (S.A.F.E.R.) Hires

The SAFER grant is widely recognized as one of the most competitive federal fire service grants. Northborough was one of just 90 departments selected from 2,161 nationwide to hire firefighters in Federal Fiscal Year 2023, and one of only five in Massachusetts. We ranked 23rd nationally in award priority, underscoring the strength and legitimacy of our staffing needs compared to departments locally and across the country. The grant fully funds the salaries for all eight (8) firefighters through March 2028, at which time the Town will be faced with absorbing their salaries into the budget or laying them off.

Our new members were sworn in by the Town Clerk during a pinning ceremony held on March 23, 2025:

Firefighter/EMT Thomas Fazio,
Firefighter/EMT Mark Anderson,
Firefighter/EMT Julia Lee,
Firefighter/EMT Juliet Leask,
Firefighter/EMT Colin King,
Firefighter/EMT Ben Eramo,
Firefighter/EMT Noah Day,
Firefighter/EMT Andrea Sivakova.

The addition of two personnel per shift is vital to the Department's operational capabilities and is already producing measurable benefits, including: more consistent emergency response, the ability to manage multiple simultaneous incidents, -

reduced reliance on mutual aid from other fire departments, expanded fire prevention, and public safety education efforts, and increased opportunities for training and professional development

New Hires

In March, we welcomed Firefighter/Paramedic Jeremy O'Connell to fill an existing vacant position.

Also in March, we welcomed our new Executive Assistant, Sarah Jean. Sarah is a long-time Town employee who most recently worked in the Department of Public Works.

Departures*

In 2025, three firefighters departed the Department to pursue new opportunities: *Firefighter/Paramedic Joe LaFreniere, *Firefighter/Paramedic Ryan Snee, and *Firefighter/EMT Andrea Sivakova.

In March, long-time Administrative Assistant Lorraine Thompson retired after 10 years of dedicated service to the Department.



FIRE DEPARTMENT

Apparatus

In April, the Department took delivery of a new ambulance (Medic 2), followed by a new pumper (Engine 1) in November. Medic 2 was ordered in June 2022, and Engine 1 in June 2023. Due to industry-wide delays and backlogs, the build times for both apparatus were significantly longer than pre-COVID timeframes, when the average period between ordering and delivery was typically 12 to 18 months.

To align with the many positive changes happening within the Department, the fleet was given a fresh new design, transitioning from white paint with red decals to a more traditional red paint with black and silver decals.



Medic 2



Engine 1



Old Church Street Fire Station Demolished

In February, the former Northborough Fire Station (at 13 Church Street) was demolished to make way for a private development project. The building served as the Town's fire station from 1926 to 1975, when the Department relocated to the current Fire Station (at 11 Pierce Street). During its lifespan, the building also served as the Town Police Station and provided storage space for the Department of Public Works.



FIRE DEPARTMENT

Milestones:

- In March, Firefighters Tyler Daschke and Christopher Goodney successfully completed Paramedic School and became certified as Massachusetts paramedics.
- In May, Firefighter Ted Coulter successfully completed his probationary requirements.
- In June, Firefighter Dante Brindisi successfully completed Paramedic School and became a Massachusetts paramedic. That same month, he also completed his probationary requirements.
- In September, six (6) members graduated from the Massachusetts Firefighting Academy Basic Recruit Firefighter Program: Firefighters Noah Day, Tyler Daschke, Christopher Goodney, Benjamin Eramo, Colin King, and Jeremy O'Connell.
 - FF. Day sang the National Anthem at the graduation ceremony
 - FF. Eramo was selected by his classmates as the Class Speaker
 - FF. King received the Richard N. Nags – Outstanding Student Award.
 - Department Chaplain Dick Martino delivered the benediction at the graduation ceremony.
- In October, Firefighters Tyler Daschke and Christopher Goodney successfully completed their probationary requirements.
- In October, Firefighter Juliet Leask graduated from the Massachusetts Firefighting Academy's Basic Firefighter Recruit Program.



northboroughma.gov/fire-rescue-emergency-management



@northborofire



@northboroughfire

Thank You

We cannot fully express the level of gratitude we have for the continued support of our community; it is both needed and deeply appreciated. As we look ahead to 2026, we remain committed to serving our community and residents with the highest level of professionalism, respect, and compassion.

Pride in Service



HEALTH & HUMAN SERVICES DEPARTMENT



Health & Human Service Director
Isabella Caruso

Health Agent
Chris Craig

Administrative Assistants
Jessica Dallis
Annie Bassett

Social Worker
Caitlin Mitchell

Community Outreach Coordinator
Liz Nolan

Substance Use Prevention Coordinator
Emily Tylek

Regional Epidemiologist/ Shared Service Coordinator
Makayla Petty

Regional Public Health Nurse
Penny Giacobbi

Regional Health Agent
Vincent Goo
**Michael Seager*



The Northborough Department of Health and Human Services (HHS) is committed to the health and wellness of all residents. We address the diverse human service needs of our town through equitable programs that focus on disease surveillance and prevention, environmental health, behavioral health promotion, and education. Guided by the Board of Health and the Youth Commission, the Northborough Health and Human Services Department strives to build a healthier and more resilient community for everyone who lives, works, and plays in Northborough.

This year, we launched a monthly department-

newsletter to share timely public health information, highlight upcoming events, and promote educational opportunities. We also introduced a monthly “Lunch and Learn” series to showcase our staff and the important work being done across the department. With the addition of the community Social Worker, we have been able to offer weekly office hours at the library, as well as hosting a monthly book club, “Words of Wellness”, to foster connection and start conversations about mental health. The department supported 73 residents this calendar year, assisting with navigating local, state, and federal programs and resources including food, employment, and housing assistance. We also continue to be an intake site for South Middlesex Opportunity Council’s Fuel Assistance Program.

SIGN UP FOR OUR MONTHLY NEWSLETTER ON THE NORTHBOROUGH HOMEPAGE, CLICK “NOTIFY ME”!

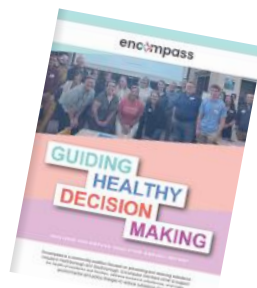


HHS continues to contract with William James College's INTERFACE Referral Service. INTERFACE connects residents with licensed mental health providers that align with the resident's location, insurance, and specialty needs. This calendar year, 29 Northborough residents used the service, 72% of which were for clients under the age of 18 years old. Anxiety, ADD/ADHD, depression, and behavioral issues are the leading reasons residents were seeking services. For more information visit: interface.williamjames.edu.

Environmental health continues to be a priority. Our shared Health Agent with Southborough focuses on septic and soil inspections, camp and pool annual inspections, housing complaints, and other public health nuisances.

The department continues to oversee the Center for Disease Control and Prevention - Drug-Free Communities Grant, which supports Encompass, a community-led coalition focusing on preventing and reducing substance use in Northborough and Southborough. Year 2 was focused on establishing prevention programming for different sectors in the community and building a strong foundation of the most effective youth engagement strategies. New programming included a youth leadership training, parent education presentations, and local PSAs created in collaboration with Northborough Media Connection. In addition, our youth coalition continued to grow and bring their perspectives and contributions to our substance use prevention work and have been featured in quarterly newsletters and educational campaigns.

To view Encompass's Annual Report, visit: encompasscoalition.org



HHS leads the Department of Public Health - Public Health Excellence (PHE) Grant, aimed at improving local public health services by fostering municipal partnerships. Since July 2021, Boylston, Northborough, Southborough, and Westborough have collaborated through this grant as a regional shared service arrangement, Greater Boroughs Partnership for Health (GBPH). This grant supports key personnel, including a Regional Health Agent, Regional Epidemiologist/Shared Service Coordinator, and contracted Regional Public Health Nurses to ensure sustainable public health services across the member communities so that we can promote, protect, and improve the wellbeing of all residents regardless of geographical location.

Finally, through the grant we contract with Salmon VNA & Hospice for public health nursing services including disease investigations, annual flu clinics, blood pressure clinics, wellness checks, and CPR/AED trainings. Over the past year, staff conducted 17 home wellness checks, offered frequent blood pressure screenings at the Northborough Senior Center and Northborough Housing Authority, and hosted 7 low-cost CPR/AED classes, training 105 individuals with lifesaving skills. In addition, we administered 297 flu shots at 4 community clinics. To view Greater Boroughs Partnership for Health's Annual Report, visit: gbph.org.



HEALTH & HUMAN SERVICES DEPARTMENT

Grants received in 2025 calendar year amount to \$585,856.23, which includes the DPH Public Health Excellence Grant Program for Shared Services (\$460,856.23) and the Drug-Free Communities (DFC) Support Program (\$125,000.00).

The following information is provided as a statistical summary of permits/licenses issued by the Board of Health for the 2025 calendar year.



Body Art Establishment License Renewal	5
Body Art Practitioner License Renewal	7
Body Art Practitioner License Application	3
Food Establishment (New: change of ownership or use)	15
Food Establishment Permit Application (Temporary)	28
Food Establishment Renewal	88
Food Truck Annual Permit	6
Funeral Director Permit	1
Hotel / Motel License to Operate	2
Recreational Camp	3
Septage Hauler License	12
Septic Installer License	12
Septic Installer License Renewals	10
Septic Permits	55
Soil Test	22
Solid Waste Hauler License	1
Stable Permit	9
Swimming Pool Application	4
Title 5 Records	94
Tobacco Product Sales Permit	15
Well Permit	12

The HHS Department, through its contract with Salmon VNA, also investigated the following communicable diseases in MAVEN for the 2025 calendar year.

Respectfully Submitted,

Isabella Caruso,
Health & Human Services Director

Babesiosis	1
Calicivirus/Norovirus	1
Campylobacteriosis	1
Group B streptococcus	1
Hepatitis B	3
Hepatitis C	3
Human Granulocytic Anaplasmosis	3
Influenza*	210
Lyme Disease*	47
Novel Coronavirus*	57
Pertussis	1
Salmonellosis	5
Streptococcus pneumoniae	1

*Includes probable and suspect cases



Health & Human Services
Northborough

Empowering Health. Enriching Lives.

NORTHBOROUGH FREE LIBRARY



MISSION STATEMENT

The library strengthens the community by empowering, informing, and inspiring Northborough residents.

2025 Accomplishments

- Completed Library Health & Wellness Plan.
- Awarded a grant to improve services to adults experiencing memory loss.
- Installed AV equipment in Meeting Room.

Library Offerings

- 350,000+ eBooks and audiobooks available through Libby.
- Offers discount passes to 20 local attractions.
- Access to 80+ databases containing millions of journal, magazine, and encyclopedia articles.

Library Use

- 103,272 Library visitors
- 212,672 items checked out
- 13,498 electronic articles accessed
- 738 programs held
- 19,231 program attendees

Respectfully Submitted,

Jennifer Bruneau

Jennifer Bruneau
Library Director

Library Director

Jennifer Bruneau

Asst. Library Director

Kaitlin Stacy

Administrative Assistant

Kate Whitman

Librarians

Rachael Hutchins
Bonny Krantz
Kate Pontes

Circulation Desk Supervisor

Kristen Bartolomeo

Library Assistants

Kimberlee Arnold
Meredith Brummer
Alessandro DiMeo
Natalia Mikheeva-Gevorgyan
Geneinde Jones
Karen Reynolds
Eric Wang
Lindsay Ward

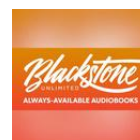
508-393-5025

northboroughlibrary.org

9:30am-8:30pm Monday-Wednesday

9:30am-5pm Thursday-Saturday

Closed on Sunday



MIS/GIS DEPARTMENT

The MIS/GIS Department is responsible for overseeing the acquisition, implementation, and support of the Town's information technology systems, as well as developing, maintaining, and distributing Geographic Information System (GIS) data to support Town operations.

In 2025, the MIS/GIS Department continued to strengthen the Town's cybersecurity posture and technology infrastructure. The Town advanced efforts related to cybersecurity planning, including the development of a Cybersecurity Incident Response Plan supported by grant funding. This initiative focuses on improving preparedness, response coordination, and protection of critical municipal systems.

The Town also continued to evaluate and enhance its overall technology environment to support Town departments and services. Ongoing investments in infrastructure, system resiliency, and interdepartmental coordination have helped ensure reliable access to critical systems and data across departments, including public safety and administrative functions.

Grant funding was awarded to extend the Town's municipal fiber infrastructure; connecting the Senior Center and new Fire Department to the Town's network. Additionally, the grant is funding redundant fiber connections between the fire and police departments to strengthen emergency dispatch and public safety operations.

Cybersecurity remained a key priority throughout the year, with continued attention to risk mitigation, system monitoring, and staff awareness. These efforts support the Town's ability to safeguard sensitive information and maintain continuity of operations.

MIS/GIS Director

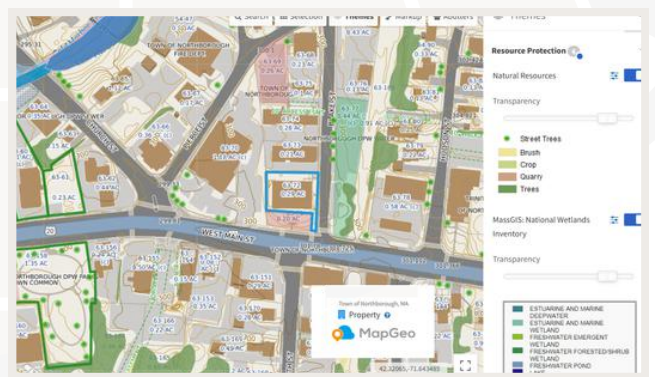
David Kane

Assistant MIS/GIS Director

Jim DiGiulio

Looking ahead, the Town's website is planned to be migrated to a new platform in 2026, which will provide enhanced functionality, improved accessibility, and expanded features for residents and businesses. In addition, a transition to a .GOV domain is underway to further strengthen security and public trust in the Town's digital services.

The MIS/GIS Department remains committed to improving efficiency, enhancing service delivery, and supporting the evolving needs of Town staff, residents, and the business community through the effective use of technology.



Respectfully Submitted,

David Kane
MIS/GIS Director



NORTHBOROUGH MEDIA CONNECTION



Cable Access Director

Dana Volke

Production Coordinator

Kaylee Olson

Studio Assistants

Bonnie Strickland

Terry Underwood

Patrick Ranauro

**David Orifice*



Community in Focus

Television Channels

Northborough Media Connection operates three cable television channels available to Verizon and Charter subscribers:



Public Channel (Verizon 31 | Charter 191) - Features community-focused programming such as local events, town history, economic development initiatives, and updates on projects like the Unleashed Bark Park and Fire Station construction.



Education Channel (Verizon 29 | Charter 194) - Dedicated to Northborough Public Schools, including School Committee meetings, student performances, and events from Algonquin Regional High School.



Government Channel (Verizon 30 | Charter 192) - Provides coverage of municipal meetings, including the Select Board, Planning Board, Annual Town Meeting, and other public meetings.

Northborough Media Connection

(NMC)—formerly Northborough Cable Access—is transforming how the town communicates with its residents. What began as a traditional public access television service has evolved into a modern, multi-platform media hub focused on communication, storytelling, and community engagement.

NMC's mission is to create and deliver high-quality, engaging, and accessible content that connects residents with local government, highlights the people and events that shape Northborough, and provides a trusted source of information through effective, modern communication.

The department is funded primarily through a 5% fee on Verizon and Charter residential cable subscriptions within the town, with additional support from the Town's General Fund.

2025 Highlights

The year 2025 marked a major milestone for the department with the rebranding from Northborough Cable Access to **Northborough Media Connection**. This change reflects the department's evolution into a full communications and marketing resource for the town, particularly as cable subscription revenue continues to decline and greater reliance on digital platforms becomes essential.






Beyond Cable

No cable subscription? No problem. Northborough Media Connection is available wherever you are—on your phone, computer, or smart TV.

Residents can watch NMC content on YouTube, Facebook, and through the Town's free, 24/7 online streaming service, which carries all three channels. Prefer to listen on the go? Municipal meetings are also available as podcasts on Spotify.

WATCH ONLINE

-  @northboroughmediaconnection
-  @northboroughmediaconnection
-  @northboroughmediaconnection

2025 STATISTICS

300+	Videos produced
250+	Municipal meetings streamed
20+	Community events covered
116	New YouTube subscribers
158,000	Views online



While NMC will continue to provide traditional public access television services for as long as franchise agreements remain in place, the department has expanded its online presence to ensure content is accessible to all residents.

Through this work, the department kept residents informed about local government, provided behind-the-scenes access, and shared stories that celebrate the Northborough community.

Looking Ahead

We are grateful for your continued support and look forward to delivering even more informative, engaging, and meaningful content in the years ahead.

Respectfully Submitted,

Dana Volke
Director



PLANNING & CONSERVATION DEPARTMENT

The Planning and Conservation Offices oversee a number of Boards, Commissions, Committees, and affiliated organizations that collectively manage growth and promote high-quality development in the Town of Northborough. These groups are supported by Town staff, including the Planning Director, Conservation Agent, Assistant DPW Director, and Building Inspector/Zoning Enforcement Officer. Together, they provide technical support and expertise on land use and development to the Planning Board, Zoning Board of Appeals, Conservation Commission, Design Review Committee, Master Plan Implementation Committee, Open Space Committee, Trails Committee, and Community Preservation Committee. Affiliated organizations include the Central Massachusetts Regional Planning Commission (CMRPC), the Northborough Housing Authority, and the Northborough Affordable Housing Corporation (NAHC).

The five-member, elected Planning Board plays a key role in ensuring that development in Northborough aligns with both state and local land use regulations. The Planning Board works with the Planning Director to accomplish goals set forth in the Master Plan and Open Space & Recreation Plan, and maintains the Zoning Bylaws and Subdivision Rules and Regulations. The Board reviews subdivision, site plan, special permit, and scenic road applications—balancing growth with the preservation of neighborhood character and natural resources.

In 2025, the Board reviewed various applications, including 8 Approval-Not-Required (ANR) plans, a 2-lot industrial subdivision on Southwest Cutoff, a 3-lot common driveway project on Reservoir Street, building additions on Goddard Road, and 3 scenic road special permits for properties on Reservoir Street, Howard Street and Newton Street. In collaboration with the Building Inspector and Design Review Committee, the Planning Board also developed and secured approval of several zoning amendments at the April 2025 Annual Town Meeting. Significant amendments were made to the Accessory Dwelling and Sign Bylaws, and a new lot shape factor regulation and inclusionary housing bylaw were adopted. The inclusionary housing bylaw mandates that at least 15% of dwelling units created in projects with 10 or more new dwelling units must be permanently restricted to low- and moderate-income households. This Bylaw will help ensure that Northborough remains compliant with Chapter 40B, a state statute allowing developers to override local zoning bylaws to increase the supply of affordable homes in municipalities with less than 10% of its housing classified as “affordable”.

Planning Director

Laurie Connors

Conservation Agent

Vincent Vignaly

Administrative Assistant

Abby Hamill

*Michelle Cilley

Planning, Conservation, and Earthwork Secretary

Catherine DiCelle

*Brenda DiCelle



Zoning Board of Appeals

The Zoning Board of Appeals (ZBA) consists of seven members—five voting and two alternates—appointed by the Select Board. The ZBA reviews applications for variances, special permits, site plans, appeals, and comprehensive permits. In 2025, the ZBA reviewed 8 applications seeking dimensional and use variances, special permits, and/or site plan approvals.

Conservation Commission

Appointed by the Select Board, the seven-member Conservation Commission is responsible for protecting Northborough's wetlands and conservation lands under the Massachusetts Wetlands Protection Act, the Northborough Wetlands Bylaw, and the Northborough Stormwater Management and Land Disturbance Bylaw.

In 2025, the Conservation Commission continued working with AMRO Forestry on updating the 2022 Forest Stewardship Plans (10-year management plans) for both the 53-acre Edmund Hill Conservation Area and the 172-acre Mt. Pisgah Conservation Area. Primary objectives of Northborough's Forest Management Program include the protection of long-term public uses through active forest management, increasing forest resiliency, managing for climate change, promoting plant and animal diversity, protecting water quality, ameliorating hazardous trees, and controlling invasive species.

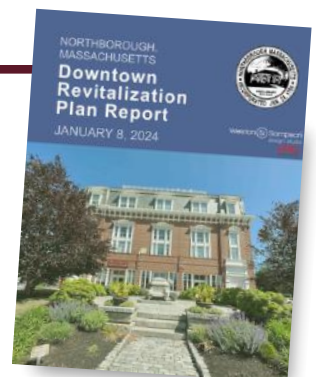
The Conservation Agent collaborated with the DPW to compile data required for EPAs Phase II MS4 Permit, a regulatory framework under the Federal Clean Water Act that governs stormwater discharges from small MS4's that include most cities and towns of the Commonwealth. The permit aims to reduce pollutants in stormwater runoff to protect water quality in local lakes, rivers and wetlands.

The Commission held 12 public hearings in 2025 issuing 16 Orders of Conditions, 7 Stormwater Management/Land Disturbance Permits, 6 Determinations of Applicability, 18 certificates of compliance, and 6 enforcement orders. The Commission issued 8 administrative approvals for dangerous tree removals within Commission jurisdiction.

Master Plan Implementation Committee

In 2025, the 13-member MPIC continued to advocate for and assist with the implementation of goals and recommendations within the 2020 Master Plan.

**READ THE
DOWNTOWN
REVITALIZATION
PLAN REPORT!**



PLANNING & CONSERVATION DEPARTMENT

Open Space Committee

The Open Space Committee is responsible for the identification and preparation of proposals for Town Meeting of properties to be acquired for open space and/or recreational use. The Open Space Committee also considers alternative methods for open space preservation, including but not limited to grants, donations, and conservation easements. The Northborough Conservation Agent acts as the liaison with the Northborough Open Space Committee and works closely with Sudbury Valley Trustees (SVT), a local non-profit land trust, to provide information and outreach for landowners interested in conserving their lands. These options may include selling or donating to a non-profit organization, creating a Reserved Life Estate or selling a conservation restriction (CR). A CR is a voluntary legal agreement that allows the landowner to retain ownership while permanently restricting most development activities. Building on the 2023 and 2024 outreach campaigns and with the support of the SVT, the Committee continued engagement efforts in 2025 by sending targeted communications to landowners expressing the importance of their properties and providing information on land protection options. The Open Space Committee also works with the Trails Committee to secure landowner permission for trail easements across their properties.

Design Review Committee

The Design Review Committee advises on architectural and site design for two-family, multi-family, commercial, and industrial projects. In 2025, the Committee worked closely with the Planning Director and Building Inspector to complete a long-anticipated update to the Town's 2012 Design Guidelines. The Committee also reviewed proposals for expansion of a commercial use on Southwest Cutoff, a new mixed-use development on Church Street, and 2 sign applications.

Community Preservation Committee

The Community Preservation Committee manages CPA funding allocations. In 2025, the Commission funded 5 projects totaling \$1,351,273 as follows: construction of 8 units of multi-family housing for veterans at the Housing Authority's Colonial Village campus (\$880,000), design and construction oversight services associated with the removal of non-historic 1960's additions to the White Cliffs Mansion (\$93,940), White Cliffs bond payment (\$166,575), contribution to the Conservation Fund for future land acquisition projects (\$200,000), and a historic marker celebrating Northborough's support for and participation in the American Revolution (\$10,758).



Blake/Pierce Streetscape Improvement Project

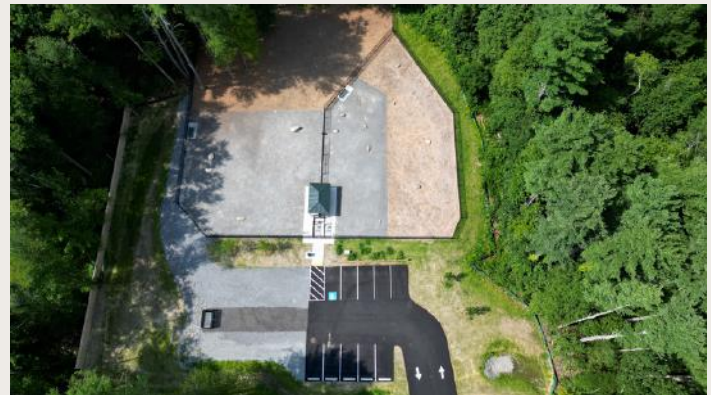
The Focus Group continued to work with The BETA Group, Inc. to devise a new streetscape plan for Blake and Pierce Streets using \$250,000 in ARPA funding allocated by the Select Board. Community Outreach Workshops were held in February and June 2025 to collect feedback on the design. The Planning Director secured a Complete Streets Construction Grant totaling \$465,570 to install new ADA-compliant concrete sidewalks with vertical granite curb, pedestrian-scale LED streetlights, a rectangular rapid flashing beacon, crosswalks, drainage infrastructure, landscaping, benches, and bike racks along Blake and Pierce Streets. Construction will begin in spring 2026. The Planning Director also requested approximately \$785,000 in Community Preservation Act funds for consideration at the April 2026 Town Meeting for significant walkway, seating, landscaping, parking lot, drainage, and lighting upgrades at the pocket park at the intersection of Blake and Main Streets.

Municipal Dog Park Project

With a price tag of approximately \$725,000, construction of the new 1.2-acre dog park located at 150 Boundary Street wrapped up in July 2025. The project was funded by a \$250,000 grant from the Stanton Foundation, as well as CPA, ARPA, and Planning Department funds.

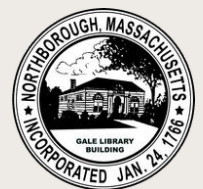
Final Thoughts

2025 brought continued momentum in aligning Northborough's planning efforts with evolving community needs and state mandates. Through strategic funding, cross-department collaboration, and active community engagement, the Town is laying the groundwork for thoughtful, forward-looking development that honors Northborough's character while planning for its future.



Respectfully Submitted,

Laurie Connors
Planning Director



ADMINISTRATION

Brian Griffin, Chief of Police

Karen Mueller,
Executive Assistant

William Griffin, Lieutenant

Demos Agiomavritis,
Lieutenant

DETECTIVE BUREAU

Detective/Sgt. Jeremy Trefry

Detective Chris Buzzell

Detective Kevin Fruwirth

SRO Detective Stephen
Sullivan

COMMUNICATIONS

Amie Bullard, Supervisor
**Chris Carleton, Supervisor*

Dispatcher Christopher
Cherry,
Asst. Supervisor

Dispatcher Katie Mick

Dispatcher Allison Gardell

Dispatcher Christine
Baganski

Dispatcher Alyssa Worster

Dispatcher Emily Nixon



POLICE DEPARTMENT



In 2025, the Northborough Police Department handled **29,607 total incidents**, including both calls for service and officer-initiated activity. As always, our officers worked closely with the Northborough Fire Department, assisting with **1,220 medical emergencies, fire and rescue calls**.

Below is a snapshot of some of the key incidents and activities from the past year:

TRAFFIC STOPS	6,993	MENTAL HEALTH INTERVENTION	55
ARRESTS (CITED/SUMMONSED)	284	MOTOR VEHICLE ACCIDENTS	416
ARRESTS (TAKEN INTO CUSTODY)	246	NARCOTIC DRUG VIOLATION	13
ASSAULT	12	OPER. UNDER THE INFLUENCE	116
AUTO THEFT	2	SEX OFFENSE	12
BREAKING & ENTERING	12	SHOPLIFTING	93
DISTURBANCE	189	THREATS	13
FAMILY OFFENSE	85	VANDALISM	20
FRAUD/SCAMS	111	WARRANT ARREST	41
LARCENY	23		



911 CALLS ANSWERED 4,587
BUSINESS CALLS ANSWERED 22,488
POLICE RADIO TRANSMISSIONS 54,016
FIRE RADIO TRANSMISSIONS 24,073



Ongoing Programs and Services

Several important programs and services continued throughout 2025, helping to strengthen the relationship between the police department and the Northborough community.

Ruok Program: Scheduled wellbeing check-ins for seniors and vulnerable residents.

Youth Police Academy: A weeklong summer program that provides Northborough youth with hands-on learning about police work and community service.

Gun Buy-Back Program: Opportunity for residents to safely surrender unwanted firearms to reduce community risk.

Alice Drills: Active threat response training conducted in schools, businesses, and houses of worship.

Jail Diversion Program: Connects individuals in crisis with a mental health clinician and treatment services as an alternative to arrest when appropriate.

CIMS Overdose Program: Tracks overdoses and connects affected individuals and their families with vital resources for addiction recovery.

School Resource Officer: Officer assigned to schools to enhance safety, mentorship, and prevention efforts.

House Checks: Periodic patrol checks of registered homes while residents are away.

Firearms Licensing: Processing of firearm license applications, renewals, and compliance requirements.

Senior Liaison Officer: Outreach, education, and resource coordination for older adults.

Person-At-Risk Program: Voluntary registry providing officers critical information to improve emergency response.

Safe Exchange Zone: Designated safe area at the station for custody exchanges and online purchase meet-ups.

Code Red Notifications: Emergency alert system used to quickly notify residents of public safety information.

PATROL

Sergeant Justin Faucher

Sergeant Michael Bisset

Sergeant Thomas McDonald

Sergeant Sean Montville

Officer Philip Martin

Officer Kostas Agiomavritis

Officer Connor Henry

Officer Daniel Martin

Officer Spencer Fuller

Officer Melissa Lonergan

Officer Joshua Ferreira

Officer Jacob Tondel

Officer Ryan Clark

Officer James Anderson

Officer Matthew York

Officer Corrin Marchetta

Officer Hunter Luby

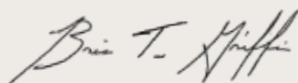
OTHER

Lynn Botsaris, Clinician

Hosannah Pires, Custodian

Marshall, Comfort Dog

Respectfully Submitted,



Brian Griffin
Police Chief



DPW Director

Scott Charpentier

Assistant DPW Director

Joshua Van Houten

Facilities Manager

Shawn Thompson

Administrative Assistants

Robert Luke

Pam Vickers

Destiny Ashworth

Sarah Jean*Highway/Parks****Superintendent**

David Robillard

Highway/Parks**Supervisors**

David Lane

Donald LeBlanc

Heavy Equipment**Operators**

Justin Barr

Jason Bates

Christopher Carlin

Edward Faford

Richard Frederick

Lucas Szufat

Peter Wolochowicz

Light Equipment**Operators**

Matthias Bradshaw

Robert Currier

Mechanic

Michael Roberts

Water/Sewer Supervisor

Timothy Davison

Water/Sewer Maintenance

Steven Jobes

Brennan Walters

Jeremy Weeks



PUBLIC WORKS DEPARTMENT

The Northborough Department of Public Works (DPW) encompasses multi-disciplinary Divisions including Administration, Water, Wastewater, Highway, Parks, Trees, Cemetery, Solid Waste, and Facilities. The Department provides the essentials of daily living to all residents and businesses of Northborough including: the distribution of clean drinking water; collection of the Town's wastewater; providing motorists and pedestrians with a safe and reliable roadway and sidewalk network; and the general maintenance and care of the Town's public buildings, parks, monuments, shade trees and cemeteries.

Administration Office

The Public Works Administration Office is responsible for permit issuance for all work located within the public right of way. 2025 included issuance of 155 permits, 8 more than 2024, segregated as follows:

Permits	
Water Service Permits	15
Sewer Service Permits	16
Drainlayer Authorizations	19
Road Opening Permits	75
Trench Permits	30

Highway Division

The Highway Division took ownership of three replacement vehicles: one-ton pickup truck, aerial lift truck, and a 20-ton dump truck.



The Department faced below average winter snowfall in the 2024/25 season, which included a total snowfall depth in Northborough of 26.6 inches over 17 individual weather events. There were numerous instances of icing conditions which required application of approximately 5,100 tons of salt. Pavement management efforts for 2025 consisted of a variety of pavement treatments including full depth reclamation, mill and overlay, bonded wearing

course, and crack filling. Implementing a well-rounded approach to the maintenance of our roadway infrastructure provides the community with the most efficient use of allocated funds. This tactic extends the useful life of road surfaces through maintenance operations. 2025 work efforts included improvements to approximately 9.5 miles or 12% of our Town roadways, and 0.5 miles of replacement sidewalks.

Public Works

Public Works oversaw the Police Station siding project with all work being completed within budget due in large part to a very competitive bidding environment. An existing generator was repurposed to provide backup power to the fuel island located at the highway garage.

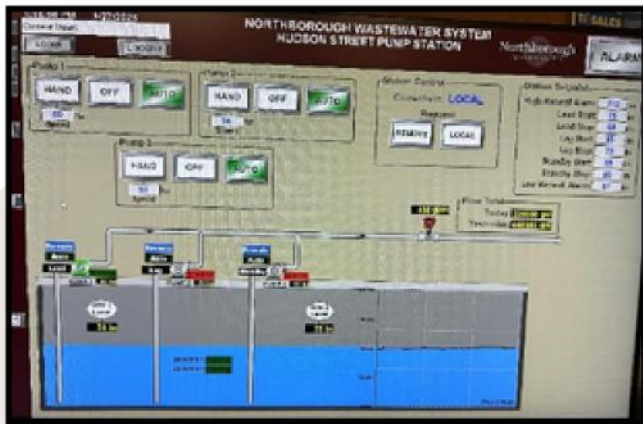


Facilities Department

The Facilities Division engaged consultants to design heating and cooling improvements to the library and Police Station. That construction project is projected to be completed in late 2026. Funded by another grant program, the Senior Center and Library had ducts, windows, and doors sealed. A Green Communities grant application was submitted to fund insulation improvements to Town Hall. This is the next phase of the Town Hall heating, cooling, and ventilation project.

Water & Sewer Division

The sewer division continued the annual systematic pump station improvements. This allows the Department to take an incremental approach to pump station upgrades in lieu of complete and costly reconstruction. Phase 2 of the SCADA (supervisory control and data acquisition) project was started with a projected “go live date” in the summer of 2026. This project was partially funded through a Federal Earmark. All permits for removal of the Northborough Reservoir Dam were obtained.



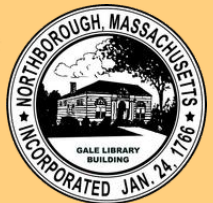
“Not every hero wears a cape, some wear a yellow safety vest!”

The Northborough Police Department and Department of Public Works came to the rescue of 10 ducklings that fell down a drain on June 19.



Respectfully Submitted,

Scott Charpentier
DPW Director



RECREATION DEPARTMENT



The Recreation Department provides activities for people of all ages in the community. The department consists of one full-time director, one full-time Program Supervisor, and many part-time seasonal employees. One seasonal brochure (Spring/Summer) is mailed to town residents describing all the programs for the community. All information is available on the town's website at: northboroughrecreation.com.

The Recreation Department offers over 300 programs in Town, at locations including the Rec Center, the Town Hall Gymnasium, parks, Northborough schools, and various vendor locations. We offer programs for preschoolers through adults throughout the year.

The Recreation Department offers a variety of half-day and full-day summer programs for children. The Recreation Summer Program is held at Lincoln Street School for grades K – 6 and runs Monday – Friday, 8am–5pm for 7 weeks out of the summer. On average, twenty-five to thirty staff are hired yearly for our summer programs. The Recreation Summer Program is the largest source of revenue for the Recreation Department.



Recreation Director
Allison Lane

Recreation Program Supervisor
Maegan Wackell

The Recreation Department is responsible for scheduling the use of all playing fields in town (excluding Algonquin). The Department is also responsible for scheduling the use of the Town Hall Gym, which can be rented for a fee depending on availability. In addition, the Recreation Department also schedules rentals of the Pavilion at Ellsworth-McAfee Park.

The Parks and Recreation Commission is a five-member board with its members appointed by the Select Board. The Commission meets once a month to discuss issues and policies that affect the local park facilities and recreation programs.

RECREATION DEPARTMENT

Recreation's Accomplishments 2025

- Opened the Northborough Bark Park, celebrating a successful grand opening this fall and welcoming hundreds of community members and their dogs.
- We partnered with Northborough Health and Human Services to launch initiatives that address the growing epidemic of low self-confidence among girls in the social media age.
- Ran a successful 7-week summer full day program, providing a safe, fun, and memorable experience for over 800 campers throughout the season.
- Expanded and strengthened summer staff training, improving preparedness, safety, and consistency across all program areas.
- Launched several new recreation programs, broadening opportunities for residents of all ages and abilities.
- Hosted the BeWell Northborough Last Day of School Fun Day, drawing more than 1,200 participants for a community-wide celebration of health, wellness, and summer fun.
- Received the MRPA Community Impact Award for the Rec Connect initiative, recognizing Northborough's leadership in inclusive and adaptive programming statewide.
- Rec has taken over the scheduling of the Town Common.
- We had our first of many Bollywood Concerts.



Respectfully Submitted,

Allie Lane

Allie Lane
Recreation Director



MISSION STATEMENT

The mission of the Northborough Council on Aging is to advocate for and support older adults through programs and services that foster their well-being, independence, and quality of life.

This newly created mission statement guides the Senior Center's programs and services both now and into the future. It reflects a positive view of aging as a natural part of life and emphasizes healthy aging, informed decision-making, and access to resources that support older adults and their families. One example of this is the grant-funded six-week course Living Well and Aging Independently, led by Outreach Coordinator Jocelyn Ehrhardt. The course explores topics such as housing options, estate planning, social connections, and other issues that can change with age. Informative programming also included presentations by experts in physical therapy, technology, and safe driving techniques, as well as essential services such as SHINE counseling and legal consultations. In addition to educational programming, the Senior Center offers a wide range of recreational presentations and social events throughout the year.

The past year included activities such as a walk with alpacas, a trip to see the WooSox, and a presentation on Lizzy Borden, among many others. Program Coordinator Linda DiMare continually seeks out new and engaging presenters to expand and enrich the Center's offerings. Special events are also organized by the Friends of the Northborough Senior Center, an especially popular program was An Evening with Elvis.



Senior Center Director

Carol Grueneich

**Kendra Faldetta*

Outreach Coordinator

Jocelyn Ehrhardt

Administrative Assistant

Lisa Dalrymple

Program Coordinator

Linda Dimare



The Bistro @ 119

Vickie Killeen

Cheryl Silverberg

SENIOR CENTER / COUNCIL ON AGING

The Senior Center also continues to host a variety of ongoing groups that meet regularly, including multiple exercise classes, the Rock Chorus group Rockin' the Boroughs, art classes, ping pong, hiking, guitar, and other interest-based activities. They offer a chance to improve skills and to build friendships.



At the heart of the Senior Center is the Bistro at 119, where Vickie Killeen, Cheryl Silverberg, and a team of volunteers serve soups, sandwiches, salads, and a daily special at reasonable prices four days a week. The Bistro offers a warm social setting to enjoy a meal with others and regularly hosts holiday meals and other special food events.



The Senior Center works in partnership with the Worcester Regional Transportation Authority to provide transportation services within Northborough and surrounding communities. This past year, a new carport was installed to protect the vans from snowfall, improving winter operations and making conditions safer and more manageable for drivers.



To enhance communication and accessibility, the Senior Center launched a new weekly email newsletter, making it easier for residents to stay informed about programs, services, and events. Information is additionally available through the Senior Center website: northboroughma.gov/senior-center and our printed newsletter, which is distributed at the Senior Center and soon at Town Hall and the Library. Community members may also follow the Senior Center on Facebook to stay connected.



Located at 119 Bearfoot Road, the Senior Center is a contemporary facility that accommodates a wide range of interests and activities. The front desk is overseen by Administrative Assistant Lisa Dalrymple and staffed by dedicated volunteers, and is widely regarded as one of the most welcoming in the area.

This past year, a paved, fully accessible walkway around the pond behind the Senior Center was opened, providing additional opportunities for outdoor enjoyment and connection with nature. All older adults and their families are welcome to be part of our community and to explore new or renewed interests at the Senior Center.

Respectfully Submitted,

Carol Grueneich
Senior Center Director

VITAL RECORD STATS 2025

Births: 139

Deaths: 144

Marriages: 62

CMMC/Town Clerk

Daymian Bartek

**Andrew Dowd*

CMC/Assistant Town Clerk

Karen Wilber

Department Assistant

Elaine Picard

Stay connected with your town government. Meeting notices, agendas, and minutes are conveniently posted on the town's website, keeping you up to date on local meetings and events. A user-friendly calendar on the homepage highlights upcoming meetings and key community dates, making it easy to stay informed.

Residents can also take advantage of secure online payment options for a variety of town services. Visit the website at: northboroughma.gov

The Town Clerk's Office is the heart of Northborough's local government—where tradition, transparency, and community come together. As the official record keeper, the office safeguards the town's most important documents and ensures that vital records are accurately maintained for generations to come. Residents can visit the office for a wide range of services, from obtaining business certificates, raffle and bazaar permits, and dog licenses to processing birth, death, and marriage certificates.

Among the many services we provide, the Town Clerk's Office offers Justice of the Peace services, assisting with marriage ceremonies and official documentation. Additionally, both the Town Clerk and Assistant Town Clerk serve as commissioned Notaries Public, ready to notarize documents and assist residents with professionalism, respect, and a steadfast commitment to exceptional service.



TOWN CLERK DEPARTMENT

Elections

As the Chief Election Official, the Town Clerk oversees local, state, and federal elections.

2025 Elections Conducted:

Annual Local Election May 13, 2025

All elections are now held at the Northborough Senior Center 119 Bearfoot Rd.

Dog Licensing

Dogs must be licensed annually. Licensing is available in person, by mail, or online.

Fees:

Spayed/Neutered: \$20.00

Intact Males/Females: \$25.00

A valid rabies certificate is required, as well as proof of spay/neuter (if applicable), if not previously recorded.

Under Massachusetts General Law Chapter 140, Section 137, all dogs must be licensed. Northborough currently has over 1,000 licensed dogs.

Respectfully Submitted,

Daymian Bartek

Daymian Bartek

Town Clerk



CONTACT INFO



Phone: 508-393-5040 ext. 0

Text: 508-393-5001



TownClerk@town.northborough.ma.us



www.NorthboroughMA.gov



Registered Voters (as of December 2025)

Precinct	Active	Inactive	Non-Voter	Grand Total
1	2846	253	678	3777
2	2772	186	639	3597
3	2874	184	644	3702
4	2879	156	687	3722
Total	11371	779	2648	14798



CMVSD Veterans' Director: Jeff Farrell

VETERANS' SERVICES

Federal Benefits

Disability Compensation is a tax-free monetary benefit paid to Veterans with disabilities that are the result of a disease or injury incurred or aggravated during active military service. Compensation may also be paid for post-service disabilities that are considered related or secondary to disabilities occurring in service and for disabilities presumed to be related to circumstances of military service, even though they may arise after service. Generally, the degrees of disability specified are also designed to compensate for considerable loss of working time from exacerbations or illnesses.

Dependency and Indemnity Compensation (DIC) is a tax-free monetary benefit generally payable to a surviving spouse, child, or parent of service members who died while on active duty, active duty for training, or inactive duty training or survivors of Veterans who died from their service-connected disabilities. DIC for parents is an income based benefit.

Veterans Pension* is a tax-free monetary benefit payable to low-income wartime Veterans.

Survivors Pension* is a tax-free monetary benefit payable to a low-income, un-remarried surviving spouse and/or unmarried children of a deceased Veteran with wartime service.

*Veterans and survivors who are eligible for Pension benefits and are housebound or require the aid and attendance of another person may be eligible to receive additional monetary amounts.

The mission of the Central Massachusetts Veterans' District (CMVSD) is to act as the municipal advocate for Veterans residing in Grafton, Northborough, Shrewsbury, and Westborough.

Our goals are:

- Helping Veterans access and navigate federal, state, and local programs and benefits
- Serve as a center of information for Veterans and their families
- Coordinate Veterans' services across state agencies and local governments
- Develop innovative, flexible programming and outreach to address Veterans' needs
- Provide individualized support where necessary

Benefits

There are a variety of benefits available to Veterans and their families residing in Northborough. The most common benefits applied for through CMVSD are described below.

Benefit Administration

In 2025, the Central Massachusetts Veterans' District administered Massachusetts General Law Chapter 115 benefits totaling \$45,176. Benefits are generally reimbursed to municipalities by the Commonwealth at 75%.



State Benefits

Massachusetts General Law, Chapter 115 provides a uniform program of financial and medical assistance for low-income veterans and their dependents. Qualifying veterans and their dependents receive necessary financial assistance for food, shelter, clothing, and medical care.

Veterans' Bonuses are offered through the Massachusetts' Department of the State Treasurer for those who served during World War II, Korea, Vietnam, Iraq, and Afghanistan.

An annuity in the amount of \$2,500 (payable annually in August since the HERO Act Passed) is given in recognition of the service of our distinguished 100% service-connected disabled veterans and to the parents of distinguished veterans (Gold Star Parents) and the non-remarried spouses (Gold Star Wives or Husbands) of distinguished Veterans who gave their lives in the service of their country during wartime.

Tax Exemptions are available to qualifying veterans with a VA Compensation rating or the surviving spouse of a veteran who passed away from a service connected disability. The HERO Act also made vehicle excise tax exemption available with a 100% VA rating. The Assessor's office or Veterans Services can assist with this information.

Additional information on these and other benefits can be found on www.centralmassvets.org.

2025 Overview

The District is served by a full-time Veterans' Services Director and one full-time Veterans Service Agent. Normally, the staff offers regular office hours in each of the four towns. Veterans residing in the district are free to meet with any of the District's Officers in any location.

Current walk-in hours and contact information is available at www.centralmassvets.org or by calling (774) 293-2208. Veterans and their family members seeking information regarding benefits are strongly encouraged to speak with a local Veterans' Services Officer. The District's website, www.centralmassvets.org, may be used as a self-help resource for Veterans seeking information regarding benefits.

Payments to public assistance recipients in Northborough under Massachusetts General Law, Chapter 115 were \$45,176 which was increased from \$39,520 in FY2024.

FY25 saw an increase in need and these benefits served as a crucial bridge to assist veterans obtain long term financial stability. Applying for VA compensation benefits and guiding veterans to career assistance has been vital for the VSO to seek alternate sources of income to offset the impact of CH115 benefits.

Most local Veterans and family members seen in our office are seeking information and assistance accessing benefits offered through the Department of Veterans Affairs, to include disability compensation and pensions. As of Dec 31 2025, there are 148 Northborough residents collectively receiving \$3,147,411 annually through the VA's disability and pension programs.

VETERANS' SERVICES DEPARTMENT

The district coordinated, hosted, and participated in various events throughout 2025, including various memorial services, benefit education programs, and Memorial and Veterans Day activities. Pictures and information on these events can be found on the Central Massachusetts Veterans' District Facebook page. We continue to Co-Host the World's Best Coffee Hour at the Vincent F. Picard American Legion post in Northborough. This was the second year that Wreaths Across America was welcomed to Howard St Cemetery. The organizing committee has done an excellent job publicizing and hosting the ceremony. Both years, every veteran grave received a wreath through generous donations from Northborough Residents. Our Goals for the future are to start a quarterly newsletter that can be sent out by email. Registration for this is currently up on www.centralmassvets.org.

Respectfully Submitted,



Jeff Farrell
CMVSD Veterans' Director





BOARDS & COMMITTEES



COMMUNITY AFFAIRS COMMITTEE

In 2025, the Community Affairs Committee (CAC) continued its mission of fostering community engagement by organizing a variety of well-attended events throughout the year.

Due to strong community participation, “Kindness Week” expanded into “Kindness Month.” Programming included coffee hours, a community kindness event, food drives, and animal shelter collections, offering residents multiple opportunities to participate. Trinity Church’s inaugural Chili Cook-off, originally scheduled during this period, was postponed due to inclement weather and successfully held in April. The CAC thanks Aero Coffee, Gather Provisions, and C’est La Vie for hosting community coffee events.



MEMBERS

Suzanne Cieslica (Chair)
Nora Biggins
Emma Lefebvre
Brianna Kauffman
Emily Justice
*Shehla Eledroos
*Pamela Markey
*Jennifer Martin
*Rebecca Foley Mihopoulos
*Lisa Smith

In May, the CAC coordinated the Annual Louise Houle Town Clean-Up, beginning at Ellsworth McAfee Park. Volunteers, including participants from Watson Park and the Algonquin Regional High School Interact Club, assisted with litter collection and recycling efforts across town. The DPW provided materials, and refreshments were generously donated by Wegmans and Dunkin’ of Boylston. The CAC appreciates the continued collaboration with the Junior Women’s Club, DPW, and the Health Department.



The Annual Summer Concert Series continues to be a summer highlight for music lovers from all around! We hosted four concerts celebrating a wide range of musical genres: Disco Lemonade, Houston Bernard, Playing Dead, and School Of Rock. We were able to offer “free” face painting and Henna for residents again! None of it would be possible without our generous sponsors: Grantors Northborough Cultural Council, Avidia Bank, Burtons, and Roche Bros, Platinum Sponsor Lexus of Northborough, Gold Sponsor Flaherty Physical Therapy, and Diamond Sponsor School of Rock, Main Street Bank, Mathnasium of Northborough, Peppers Catering, School of Rock, and Trinity Church.



October marked our fifth year of the Jack-O-Lantern Stroll. Creative residents displayed their jack-o-lanterns on the Town Common on shelving created by DPW. They were lit for all to enjoy over Halloween weekend. It was Spooktacular!



In October, we also partnered with the Town of Northborough to support Economic Development with the Boo-rough Business Stroll! Residents were invited to trick-or-treat in participating businesses, and when they completed their cards, turn them in for a chance at raffle for a prize at one of the businesses!

We hosted three events in December. Our Annual Tree Lighting Ceremony was extremely well attended. Our Northborough Fifth Grade Chorus is so talented! Northborough House of Pizza generously donated pizzas. We collect for Toys for Tots and the Northborough Food Pantry. We even had high school volunteers earning their hours and helping out! The CAC also continued its Menorah Lighting tradition, providing an additional opportunity for community gathering during the holiday season. We also worked with businesses to create Merry Markets- if a business wanted to participate, they just had to let us know what fun they were planning so we could advertise the festivities leading up to the Tree Lighting.



The CAC thanks the Department of Public Works and the Recreation Department for their continued support. The Committee looks forward to building on these efforts in 2026. See YOU at an event soon!

Respectfully Submitted,
Suzy Cieslica
Chair



CULTURAL COUNCIL



The Northborough Cultural Council (NCC) is a group of volunteers, appointed by the Select Board. Altogether, 329 cultural councils represent the 351 towns and cities in the Commonwealth, under the Massachusetts Cultural Council (MCC). Funding for the NCC comes from the MCC, the Town of Northborough and any fundraisers. This group supports programming in the arts, music, humanities, and interpretive sciences for the cultural enrichment and well-being of these communities. These funds are designated to be utilized as grants to eligible applicants.

In 2025, the NCC was honored to award 22 grants totaling \$8,923. The entire community benefited from the work of these hardworking NCC volunteers. Surveys and community priorities help drive programming. As such, students of all ages and residents throughout the town have multiple opportunities to attend a variety of STEAM (Science, Technology, Engineering, Arts, and Math) events. Programming takes place in the schools, Senior Center, Library, Historical Society, and beyond.

MEMBERS

Terry Underwood (Chair)
Hannah Chen
Arthur Giacomarra
Anna Katzenberger
Jennifer Tolman
Marcos Palmarin
Karen Clarke
Morgan Clarke
Shayne Goodwin
Julie Peterson
Fabiana Santos
Kylie Harrigan

Amazing opportunities for culture and fun were available all year right here in Northborough. From summer concerts with Northborough Community Affairs to performances by the a cappella group Women of Note, open mic poetry events, dance instruction, collaborations with PTOs, and historical speakers at the Historical Society, these programs are among the many offerings. Simply attending any of these free events supports the arts. Additionally, a project to install a memorial bench for a resident who passed away provided an opportunity for Scout Troop 1 to collaborate with the NCC, the Trails Committee, and the Town's Conservation Agent.



A new mural at the Assabet Park Splash Pad allowed for another collaboration with the Recreation Department and gave a newly graduated art student the opportunity to showcase her talent, receive a stipend, and expand her portfolio. In addition, the NCC worked to connect businesses, crafters, artists, and the community. A day of Open Studios allowed for demonstrations and the opportunity to purchase local creations. The NCC was also excited to continue hosting pop-up exhibits on the first floor of Town Hall. A second year of PorchFest provided the community an opportunity to travel to various locations throughout town and enjoy a variety of live music. Legislators also joined the fun, including Representative Meghan Kilcoyne, Representative Kate Donaghue, and Senator Robyn Kennedy. Northborough Select Board liaison and Chair Julianne Hirsh was also able to attend. We wish to express our sincere gratitude for all of the past and continued support.

The Northborough Cultural Council is also proud to engage in a public art campaign. With the availability of ARPA funds, the generosity of the Town and Select Board, and a collaboration with the Northborough Arts Council (NAC), \$35,000 in public art projects will take place throughout the town this year. As presented to the Select Board, the community will soon enjoy Apples Around Town and Seasons of Northborough panels, which will contribute to a stronger sense of place, defined downtown areas, and the overall well-being of the community for long-term benefit. The NAC is also working on a statue that will be unveiled later this year.

The Northborough Cultural Council is grateful for the support it receives from volunteers, the community, town administration, and state legislators. My time on the NCC is limited by MCC rules to six years. Karen Clarke, currently co-chair, will be leading the team toward many more great accomplishments in the future. Our goal is to keep cultural enrichment thriving in Northborough and available across the community, especially for underserved populations. Thank you for your continued support. We look forward to another great year.



Respectfully Submitted,
Terry Underwood
Chair

Grant Awardees	Project Title	Granted
Algonquin Regional High School / K. Honey	A (Graphic) Novel Experience	\$500
Christine Ann Anderson	Natural Revelations: The Art & Craft of Pounding Flora	\$200
Assabet Valley Mastersingers Inc. / M. Ring	AVM's 2026 Spring Concert: The Time Has Come	\$600
Charles River Sinfonietta, Inc. / J. Litoff	CRS Chamber Music for Applefest 2026	\$400
Bindu Gupta	Dot Mandala	\$350
Lisa Hayden	Coastal Visions: paintings and photography	\$350
Daniel Kirouac	Creeque Alley - 1960s Folk-Rock Retrospective	\$340
Massachusetts Educational Theater Guild, Inc. / M. McGarty	The Massachusetts High School Drama Festival	\$550
Meetinghouse Arts Center Northborough / L. Tiron-Pandit	MAC Concert Series, Open Mic and Gallery	\$200
MUSIC Dance.edu / Rondae Drafts	Hip Hop Chair Dance for Seniors!	\$250
Northborough Area Community Chorus, Inc. / K. Horolik	Spring 2026 Concert "A Patriotic Celebration"	\$550
Northborough Community Affairs Committee / S. Cieslica	2026 Summer Concert Series	\$600
Northborough Historical Society, Inc. / N. Proctor	Timber Frame Construction in Early New England"	\$200
Northborough Recreation Department / A. Lane	Rec Connects 2026 Events	\$700
Northborough Senior Center / L. DiMare	Historical Enactment of Martha Washington	\$400
Susan Ogar	Shine Your Light	\$400
Gary Phillips	Native Plant Seed Distribution	\$483
Robert E. Melican Middle School / S. Cieslica	World Dancers	\$450
Rockin' the Boroughs / S. Wilson	You Can't Sit Down!	\$400
Elizabeth Silvia	The Banannies Live!	\$250
Women of Note, Inc / J. Schwingbeck	Women of Note 2025-2026 Concert Series	\$500
Matt York	Matt York - Classic Country Revue	\$250
	TOTAL AMOUNT GRANTED	\$8,923

FINANCIAL PLANNING COMMITTEE

The role of the Financial Planning Committee (“the Committee”) is to serve in a research, study and advisory capacity to the Select Board, the Appropriations Committee, and the Annual Town Meeting on short and long-range financial planning matters, and to assist in the development of a Capital Improvement Program (CIP).

The Committee consists of six members, three are appointed by the Town Moderator, and one each by the Northborough School Committee, the Appropriations Committee, and the Planning Board. During Fiscal Year 2026 the Committee was composed of the following members:

MEMBERS

John Rapa (Chair) - Appointed by Town Moderator

Ken Picard - Appointed by Town Moderator

Susan Sartori - Appointed by Appropriations Committee

Scott Stocklin - Appointed by School Committee

Ryan Maynes - Appointed by Town Moderator

Michael Sciacca - Appointed by Planning Board

**Robert Babcock *Jonathan Rea*

The major function of the Committee is to review all submitted capital projects, comment upon their viability and make its final recommendations, which includes consideration of the guidelines set forth under the town’s Debt Policy adopted by the Select Board. These guidelines were developed to assist the Town in determining how much debt can safely be incurred.

The Committee prepares an annual report and comments on the scheduling of capital outlays and financial planning strategies and goals for the ensuing six-year period, while in practice a ten-year horizon is used.

The Committee has reviewed the projects included in the multi-year CIP at meetings held with the various departments proposing these projects. At these meetings, department heads presented information and data to justify the need, cost, and implementation timeframe for the projects.

For the CIP to be an effective tool for managing

the Town’s capital investment, department heads must have confidence that their submitted projects will be implemented within the timeframe planned in the Program.

The Committee recognizes that the municipal and school administrations have worked hard to anticipate capital needs, submit

projects into the Plan, and distribute those projects over the planning period, to comply with the constraints of the Town’s Free Cash and Debt Policies.

Respectfully Submitted,
John Rapa
Chair

HISTORIC DISTRICT COMMISSION

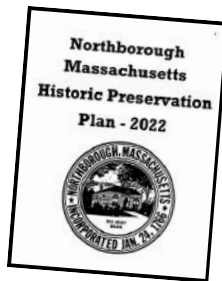
The Northborough Historic District Commission (HDC) has two primary responsibilities:

1. As the **Historic District Commission**, work with property owners within the two historic districts, to maintain the homes' historical street-view appearance.
2. As the **Historical Commission**, identify, evaluate, and preserve historical assets, along with broaden community awareness of the historical heritage of the Town.

The HDC is a seven-member commission, with currently one alternate (maximum seven), appointed by the Select Board. The Commission meets once per month.

The Northborough Historic Preservation Plan, completed in 2022, is available at:

town.northborough.ma.us/historic-district-commission/files/northborough-historic-preservation-plan-2022



Historical Commission Town Code Issues

The Commission proposed a change to the definition of a "Significant Building" in the Town Code by improving the criteria for defining historically or architecturally significant buildings subject to demolition delay, and which is consistent with recommendations of the Massachusetts Historical Commission. The change was approved at Town Meeting.

The Naming of Streets Town Code requires that "Names selected shall have historic significance." The Commission revised and updated the original 1983 Street Naming memo comprising a list of street names of historical significance.

Historic District Related

The CPA-funded First Parish Unitarian Church steeple project, supported by the Commission, was completed, and the Church held a bell ringing ceremony. Support from HDC, Community Preservation Committee, and other organizations was acknowledged on a plaque.

The Commission submitted an application to the Massachusetts Historical Commission to be listed as a Certified Local Government, which would give the Town greater access to Federal Historic Preservation Funds distributed by the State.

MEMBERS

Robert Licht (Chair)
Leslie Harrison
Amanda Derosier-Millette
Millie Milton
Tom Reardon
Brian Smith
Brian Swanson
Ruediger Volk - Alternate
*Lorna Van Horn - Alternate



Community Preservation Act (CPA) Projects

With remaining funds, the Commission and Department of Public Works installed 15 granite posts as part of the CPA-funded Brigham Street Burial Ground improvement and beautification project, to separate the grave section on the western side of the burial ground. A previous GPR (Ground Penetrating Radar) study indicated 116 probable graves in this area.

Promote Awareness of Northborough's History - White Cliffs, Legacy Tree, Historic Markers

The Commission provided support in the Town's negotiation with Elegant Banquets for the proposed purchase of White Cliffs. The Commission will provide support and guidance in the preparation of the Historic Preservation Deed Restriction.

The Commission submitted an application to The Mass. Dept. of Conservation and Recreation (DCR) Legacy Tree Program to list the White Cliffs purple beech tree for its size, historical and cultural value to the Commonwealth. Documents indicate this tree was planted for Daniel Wesson in 1885, during construction of White Cliffs.

The historic panels commemorating farming at Westborough State Hospital and the Native American Trail were installed at the model aircraft field off of Lyman Street. The project was funded by the DCAMM in consideration for demolition of Chauncy Hall.

The five cemetery signs at Howard and Brigham Streets were replaced, at no cost, because of warpage.

Committee Representation

The Commission has representatives on the Community Preservation Committee, Master Plan Implementation Committee, Fire Station Building Committee, and the Northborough Library Board.

Outreach

The "Northborough Revolution 250 Committee", formed at the end of 2023, has representatives from the Historical Commission and other Town organizations, to commemorate the 250th anniversary of Northborough events during the Revolutionary War. In 2025, the Committee held the following events: Northborough Minutemen Departure Day, Witness House Photo Exhibit (28 existing homes built before or during the revolution), Lafayette tour visit, and production of several educational videos. The Commission received funding, approved at the 2025 Town Meeting, for Revolution 250 activities in 2025 and 2026, including CPA funding for a Revolutionary War monument, to be installed in 2026. Welcome letters and letters of appreciation were sent to homeowners of antique properties. The Commission donated framed historic maps of Northborough to all public schools in town.



Demolition Related

9 Church St. (Margaret Page-William Ellsworth house) was determined to be an historically significant building subject to up to a 180-day demolition delay. Subsequently, the Commission determined that there were no viable alternatives to demolition, and the demo delay was lifted.

The Commission voted that the barn at 6 Reservoir Street, which was in serious disrepair, was not a significant historical building and may be demolished. A new barn at the historic home is planned.

Respectfully Submitted,
Bob Licht
Chair

HOUSING AUTHORITY

The Northborough Housing Authority (NHA) is a quasi-public agency providing state-aided housing to low-income elderly residents, individuals with disabilities, and families. The Authority operates under the oversight of the Executive Office of Housing and Livable Communities (EOHLC) and complies with all applicable state regulations and funding requirements.

The NHA is governed by a five-member volunteer Board of Commissioners responsible for policy development, financial oversight, and strategic planning. The Board meets monthly to ensure the Authority fulfills its mission of providing safe, affordable housing.

Growth & Development:

The NHA continues to expand affordable housing opportunities in Northborough. Submitted funding application to CPC and EOHLC Proposed development of 8 new veteran housing units This initiative reflects the Authority's commitment to addressing local housing needs and supporting veterans.

Housing Portfolio

104 Elderly Units
26 Family Units

8 Special Needs Units (152 East Main Street – DMH partnership)
4 Managed Elderly Units (Centre Drive – NAHC/CPC funded)

Income Eligibility Range:

\$69,850 (1-person household)
\$108,600 (8-person household)

APPLICATIONS

All applications for state-aided public housing are submitted through the Commonwealth's CHAMP system: publichousingapplication.ocd.state.ma.us/signup



APPLY TODAY!

Committed to providing safe, affordable, and sustainable housing for the Northborough community.

MEMBERS

Rita Osborne (Chair)
Elaine Solomon
Fran Bakstran
Rae Carlsen
Brad Newman
*Andrew Dowd

Leadership:

Executive Director: Ron Bonney

Bringing over 20 years of housing authority experience, including prior service with the Somerville Housing Authority (1999–2023).

Public Housing Coordinator: Julie Molloy

Oversees daily operations and resident services

Challenges & Outlook:

The NHA continues to operate in an increasingly challenging financial environment.

Key Challenges:

- Rising utility and energy costs
- Increased maintenance and material expenses
- Insurance and operational cost escalation
- Limited growth in state funding

Strategic Outlook:

- Continue modernization of aging infrastructure
- Expand housing inventory through targeted development
- Improve energy efficiency to reduce long-term costs
- Maintain strong fiscal oversight and operational efficiency
- The Authority remains committed to balancing financial constraints with the need to provide safe, high quality housing for residents.

Capital Improvements:

During 2025, the NHA completed several key modernization projects:

- Conversion from oil-based heating to energy-efficient systems
- Window replacements improving insulation and comfort
- Roofing upgrades to preserve long-term building integrity
- These efforts improve sustainability, reduce operating costs, and enhance resident quality of life.



Respectfully Submitted,
Ron Bonney
Chair

2025 METRICS

130	Total Units Owned
4	Additional Units Managed
8	Special Needs Units
8	Proposed New Units
5	Board Members
12	Monthly Meetings

CONTACT US



Office Hours:
Monday – Friday
8:00am – 4:00pm



(508) 393-2408

26 Village Drive,
Northborough, MA

SCHOLARSHIP COMMITTEE

The Northborough Scholarship Committee supports Northborough high school seniors by providing financial assistance to help offset the cost of post-secondary education.

The Scholarship Fund is made possible entirely through the generosity of the community and does not receive funding from the Town budget. Each year, the Committee determines the number and amount of scholarships awarded based on funds available.

In 2025, the Committee awarded a total of \$7,750 in scholarships to 10 students. We extend our sincere thanks to everyone who contributed to making these awards possible. Scholarship recipients are selected based on financial need, employment and community service experience, school and extracurricular involvement, academic achievement, and a personal essay.



2025 Scholarship Recipients:

Greg Alberti, Karma Bebawy, Ryan Cavanaugh, Sophia Garris, Tyler Herrod, Yuhi Kashii, Annaleese Paschall, Isabelle Recchia, Nicole Sarmiento, and Alexis Turgeon.

MEMBERS

Elizabeth Nolan (Chair)
Kerry Thornton-Genova
Lisa Subat
Chandra Vora
Erica Zeiger
*Christina Renzullo

The success of the Scholarship Fund relies on ongoing community support. Donations may be made online, by mail, or by adding a contribution to your tax bill using the designated area. Tribute donations are also available, allowing donors to give “in honor of” or “in memory of” someone who has made a meaningful impact in Northborough.

In 2026, the Committee will continue to prioritize fundraising efforts with the goal of increasing both the number of scholarships awarded and the dollar amounts provided.

The Committee’s second annual online fall auction remained our largest fundraiser, raising \$4,000. The spring sale of Algonquin Regional High School graduation yard signs also continues to be a successful and well-supported initiative.

Established in 2001, the Northborough Scholarship Committee is comprised of six appointed volunteer voting members and one non-voting representative from the school district.

To learn more about the Scholarship Fund and upcoming fundraising events, visit: sites.google.com/view/northboroughscholarship



Respectfully Submitted,
Liz Nolan
Chair

NT TRAILS COMMITTEE

MEMBERS

Brian Belfer (Chair)
 William Cobb
 Sherral Devine
 Victor Jacek
 Dennis Lindenberg
 Paul Middleton
 James Stein
 Marielle Stone
 Robert Mihalek

The Northborough Trails Committee’s (NTC) mission is to maintain a viable recreational trail system in Northborough, utilizing both public and private property. We work alongside town and state agencies (such as MWRA, DCR and Mass Wildlife) to look for opportunities to improve existing trails and add trails to the network where permissible and suitable. Our goal is to improve and increase outdoor recreational access for multiple user groups. The NTC relies heavily on volunteers for organizational and maintenance activities. We have many volunteers that, while not visible in the minutes of each meeting, are an incredible asset to the trail network.

Respectfully Submitted,
 Brian Belfer
 Chair



NOTABLE PROJECTS

- Celebrated the Grand Opening of the paved ADA-compliant trail at the Senior Center, which connects to a natural surface Senior-friendly woods loop.
- Partnered with an Eagle Scout Candidate from Troop 101 to install all new trail signs at Edmund Hill Woods
- Started work at Barefoot Brook Woods. This parcel at 432 Whitney St, was purchased by the town in 2024. Working with our Conservation Commission, we mapped out a new trail system and we are partnering with DCR to connect to and create trails on their adjacent parcel. Our volunteers cleared extensive debris from the parcel, including over 100 large pallets and several hundred feet of barbed wire. We’re continuing to work into 2026, we’ll be clearing more barbed wire from the woods, as well as cutting in the new trails.
- Created a new connector trail at the Dog Park on Boundary St. This will allow easy access from the parking lot to the nearby trailhead parking lot at Old Farm trail
- Mapped out and planned an additional connector trail from the back of the Dog Park, to be constructed in Spring 2026 in combination with a local Eagle Scout candidate
- Built a new trail bridge on the Old Farm Trail near the Boundary St. trailhead entrance
- Continued maintenance of the trails at Mt. Pisgah: water abatement, narrowing, and re-naturalizing worn areas
- Continued collaboration with the Shrewsbury Trails Committee to progress connectivity projects to link our two towns
- Ongoing fallen tree removals at multiple parcels in town, and removal of several hazardous overhanging trees

YOUTH COMMISSION

MEMBERS

Erica Zeiger (Chair)

Joan Clementi

Jennifer Persons

Keri Wolfe

Judy Boyle

Ashley Klebanow

Susan Ogar

**Jennifer Lipton-O'Connor*

The Youth Commission supports the well-being of Northborough's youth and families by developing and carrying out programs that respond to their needs, challenges, and opportunities. The Commission collaborates with local, state, and federal partners to strengthen and expand services for the community.

The Youth Commission consists of seven members, a school liaison, and four youth associate members, working closely with Health and Human Services Department staff. The Commission has engaged the community through outreach at town-wide concerts and elementary school open houses, and launched its inaugural clothing drive, collecting school-branded apparel and distributing items in partnership with school nurses.

Through these efforts, the Youth Commission continues to build connection, inclusion, and support for Northborough's youth and families

Respectfully Submitted,
Erica Zeiger
Chair

INTERESTED IN SERVING?



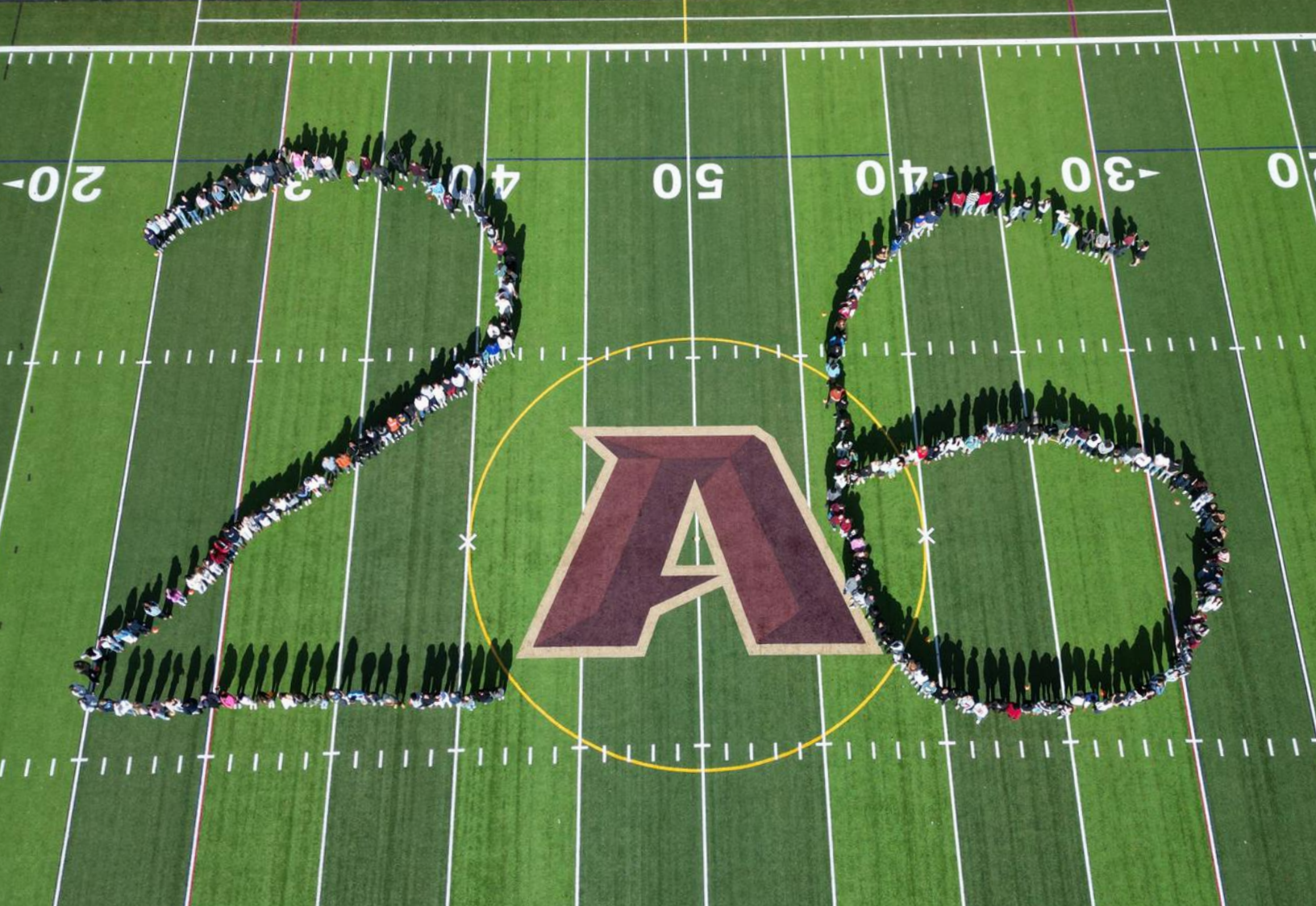
Get Involved – Volunteer with Us!

Our community thrives thanks to the dedication and talents of volunteers. From shaping local policies to supporting town services, volunteers play a vital role in building Northborough's future. Your time and voice can make a difference—join us!

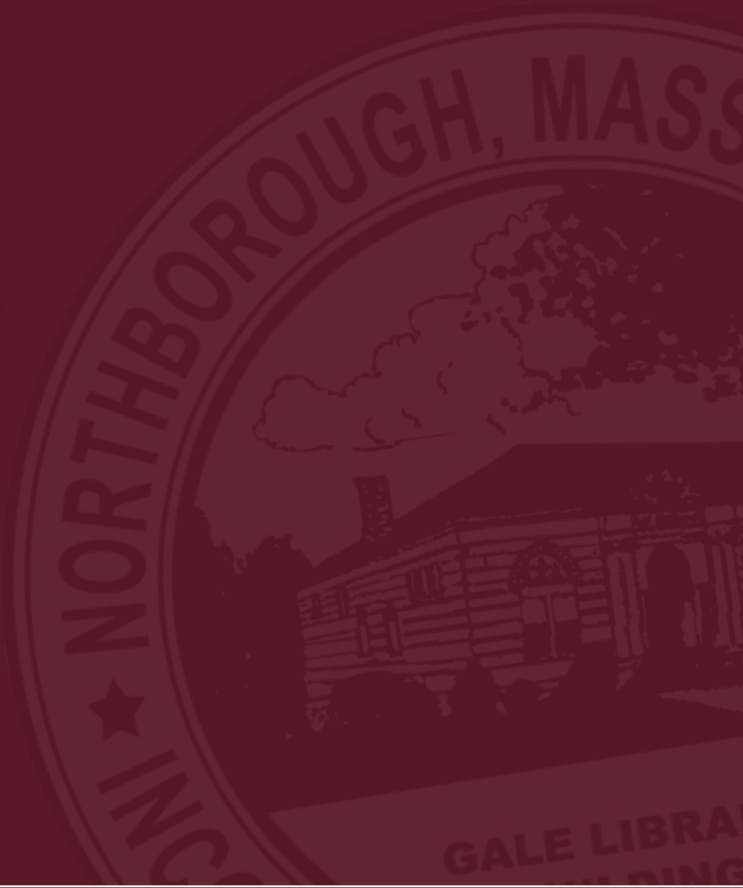
Applications are available online at:

northboroughma.portal.opengov.com

**If you have questions, please contact
Angie Sowden in the Administration Office
at 508-393-5041.**



SCHOOL DISTRICT



ADMINISTRATION

Gregory L. Martineau <i>B.S., M.A.</i>	Superintendent of Schools
Keith T. Lavoie <i>B.A., M.A.</i>	Assistant Superintendent of Operations
Rebecca J. Pellegrino <i>B.A., M.B.A.</i>	Assistant Superintendent of Finance
Stefanie K. Reinhorn <i>AB, M.A.T., Ed.D</i>	Assistant Superintendent of Teaching & Learning
Cathleen A. Carmignani <i>B.S., M.S., M.Ed.</i>	Director of Instructional Technology & Science
Kathleen J. Clark <i>B.A., M.Ed.</i>	Assistant Director of Student Support Services
Helene Desjardins <i>B.A., M.S., CCC-SLP</i>	Director of Student Support Services
Mary Ellen Duggan <i>M.Ed., B.S.N., R.N., N.C.S.N.</i>	District Wellness Coordinator and Nurse Leader
Jennifer M. Henry <i>B.S., M.Ed., B.C.B.A., L.A.B.A.</i>	Early Childhood Administrator
Maggi R.M. Ibrahim <i>B.A., M.A.</i>	Director of Belonging and Community Engagement
Megan K. Kelty <i>B.A., M.Ed.</i>	English Language Arts Coordinator PreK-8
Deborah Q. Lemieux <i>B.A., M.S.Ed., Ed.S.</i>	Assistant Director of Student Support Services
Kathleen Lizotte <i>B.S., M.Ed.</i>	District Mathematics Coordinator PreK-5
Selvi Oyola <i>B.S., M.S., M.Ed., TESOL</i>	Director of Multilingual Learners
Jonathan E. Parent <i>B.S., M.S., C.A.G.S.</i>	Director of Information Technology
Heather A. Richards <i>B.A., M.B.A., J.D.</i>	Executive Director of Human Resources

NORTHBOROUGH SCHOOL COMMITTEE



Bryce A. MacKnight
Chairperson



Lauren C. Bailey-Jones
Vice Chairperson



Joan G. Frank
Secretary



Kelly L. Guenette
Member



Kristen Willems
Tietjen, *Member*

CENTRAL OFFICE SUPPORT STAFF

Korriane Bardsley	Southborough Financial Coordinator
Nancy A. Bissett	Administrative Assistant to the Assistant Superintendent of Teaching & Learning
Elaine E. Chisholm	Human Resources Generalist
Stephanie L. Cox	Financial Accountant
Elena Dako	Regional Financial Coordinator
Judy E. Davies	Data Specialist
Sheila A. Hana	Transportation and Registration Specialist
Cheryl M. Lepore	Executive Administrator
Julie K. Marshall	Data Technology Specialist
Rosa Papulis	Administrative Assistant to the Department of Multilingual Learners
Pamela Roberts	Northborough Financial Coordinator
Juliana Silva	Administrative Assistant to the Director & Assistant Directors of Student Support Services
Mariana Silva	Central Office Administrative Assistant
Nena H. Wall	Human Resources Administrator
Kyle White	Information Technology Infrastructure Manager
Caroline Willard	Finance and Operations Administrator



Business Office: 53 Parkerville Road, Southborough, MA 01772



Office Hours: 8:00 a.m. - 4:00 p.m.



(508) 486-5115



(508) 486-5123

SUPERINTENDENT'S REPORT

The Public Schools of Northborough provide an exceptional educational experience for all students, focusing on meeting the diverse needs of every learner. The District benefits from a team of highly skilled faculty and staff, along with a community of dedicated and caring families who work together to support children's success.

Guided by its Strategic Plan *Vision 2026: Educate, Inspire, and Challenge*, the District emphasizes growth and achievement for both students and staff through five strategic objectives. These priorities are integrated into grade-appropriate programs, curricula, and offerings. School Improvement Plans are collaboratively developed to reflect the focus areas of the Strategic Plan, ensuring they effectively support students and staff at every level. The District remains committed to excellence by engaging in continuous reflection and renewal and implementing innovative, research-based practices. The accomplishments of its students, educators, and leaders, as well as the community's dedication to the shared mission and vision, are a source of great pride.

Collaboration is a key priority for the District, which works closely with key partners to present fiscally responsible, educationally sound budgets. The contributions of parent organizations, including the Northborough Education Foundation (NEF), Parent-Teacher Organizations (PTOs), and the Northborough/Southborough Special Education Parent Advisory Council (NSPAC), play a crucial role in enriching the educational experience. These organizations provide funding for field trips, teaching materials, and innovative teacher grants while fostering social and emotional learning opportunities for students and parents.

The Public Schools of Northborough is committed to creating a safe and supportive environment where all students feel valued and accepted. A positive school climate is built on a shared commitment to fostering a sense of community and respecting individual differences. To support this, the District continually enhances its School Safety Protocols, improves infrastructure, and collaborates with health and safety personnel. Wellness initiatives, including mindfulness and stress-reduction activities, are embedded in the school day. Additionally, the District partners with the MetroWest Health Foundation and participates in the MetroWest Adolescent Health Survey to address student risk behaviors and promote well-being.

The District offers a continuum of cost-effective programs designed to meet the needs of all learners. These programs include language-based and therapeutic learning support at the elementary and middle school levels, as well as specialized programs for students on the autism spectrum. Each year, the District hosts the "Titan Games," a District-wide Special Olympics event that celebrates students' unique abilities.



In 2025, the District continued to ensure that students are utilizing high-quality curriculum resources. In the area of elementary mathematics, the District updated curriculum resources by adopting Eureka Math Squared. To support these new resources, elementary educators engaged in a range of professional learning opportunities facilitated by the District Math Specialists and the District Math Coordinator. In English Language Arts (ELA), educators continued to refine their practices to engage all students with texts that are at or above grade level and to provide opportunities to develop foundational literacy skills. ELA educators in the middle school have begun implementing a new program from EL Education and are receiving in-class coaching support from an EL consultant. Similarly, middle school math educators continue to work with a math consultant for in-class coaching to meet the needs of all learners. In all disciplines, educators are focused on ensuring that lessons are universally designed to remove barriers and promote multiple access points for learners. Additionally, all schools are relying on Second Step and other evidence-based resources to support students in developing social-emotional competencies alongside their academic skills.

Education is the foundation of any community and represents a critical investment in its future. The Public Schools of Northborough benefit from the support of a dedicated community and School Committee, which helps guide the District’s work and adapt to the ever-changing educational landscape. The District's website provides information regarding enrollment, budgets, and school-related activities: www.nsboro.k12.ma.us

Respectfully Submitted,

Gregory L. Martineau

Gregory L. Martineau
Superintendent of Schools

***Northborough Public Schools
Enrollment by Grades
October 1, 2025***

<i>School</i>	PreK	K	1	2	3	4	5	6	7	8	<i>Total</i>
Lincoln	13	41	39	39	44	42	60				278
Peaslee	12	41	38	35	42	55	48				271
Proctor	14	57	43	37	44	37	43				275
Zeh	8	41	40	42	37	44	46				258
Melican								196	186	173	555
Total	47	180	160	153	167	178	197	196	186	173	1,637

GRANTS

The following is a summary of federal and state grants received by The Public Schools of Northborough in 2025. The District continues to pursue grant opportunities that assist in the funding of current and new initiatives.

Title I Improving Basic Programs Operated by Local School Districts - \$68,080 (Federal funding)

Title I provides funding for interventions that benefit underachieving students by helping them meet state performance standards. Northborough has been fortunate that several innovative reading and mathematics initiatives have been funded through Title I, benefiting students. Title I funding is distributed based on a federal formula. Students receive assistance strictly based on academic criteria.

Title II Part A - Building Systems of Support for Excellent Teaching and Leading - \$25,935 (Federal funding)

This grant provides funds for high-quality professional development, including consultant fees, leadership training opportunities, coverage for teachers participating in mandated training, and stipends for summer curriculum projects. The grant also supports professional development for improved instruction for English Language Learners.

Title III English Language Acquisition and Academic Achievement Program for English Learners and Immigrant Children and Youth - \$15,272 Consolidated Grant (Federal funding)

The purpose of this consolidated grant, shared by the Northborough, Southborough, and Northborough-Southborough Regional School Districts, is to offer supplemental services to children whose first language is not English. Funds are used to provide these children with the assistance needed to perform challenging academic work at proficient levels.

Title IV Part A - Student Support and Academic Enrichment - \$10,000 Consolidated Grant (Federal funding)

Title IV Part A of the federal Elementary and Secondary Education Act provides The Public Schools of Northborough with funds to build capacity and ensure that all students have access to a high-quality educational experience. The priorities of Title IV are to support well-rounded educational opportunities, safe and healthy students, and effective use of technology.

Early Childhood Special Education (ECSE) Program Federal Entitlement Grant - \$19,740 Consolidated Grant (Federal funding)

This consolidated grant, shared with The Public Schools of Southborough, guarantees that young children with disabilities are placed in high-quality, inclusive programs that meet the federal and state requirements for the least restrictive learning environment. The funds pay for part of the cost of the preschool-integrated programs, with an emphasis on services for medically fragile children.

Individuals with Disabilities Education Act (IDEA) Federal Special Education Entitlement - \$491,269 (Federal funding)

This annual federal entitlement grant is allocated to ensure that students with disabilities receive a free and appropriate education through the provision of special education and related services. The District utilizes these funds to offset some of the costs associated with meeting students' complex, individual learning needs. A number of special education positions are funded through this grant, as well as training and consultation for classroom teachers, special education teachers, and therapists.

Genocide Education Grant - \$12,000 (State funding)

The purpose of this competitive grant is to support teaching and learning related to the history of genocide. As stated in Chapter 98 of the Acts of 2021, "Every school district shall, for the purpose of educating middle and high school students, provide instruction on the history of genocide consistent with the content standards articulated in the history and social science curriculum framework." This grant supports the District in developing and/or selecting curriculum materials, implementing professional development, and designing enriching learning experiences to further secondary students' understanding of the history and patterns of genocide.

Promoting Safe and Healthy Learning Environments: Elevating Student Voice and Well-Being CHPE Implementation - \$50,000 (State funding)

The purpose of this grant is to support districts/schools in elevating student voice to strengthen safe, supportive, and healthy learning environments, from Preschool (PK) through 12th Grade. There are multiple ways in which students' voices can be engaged in the work of schools. Comprehensive Health and Physical Education Implementation Planning: The purpose of this pathway is to establish and promote rigorous, engaging, and standards-aligned comprehensive health and physical education (CHPE) in public schools from Preschool through Grade 12. School districts are the unit of change toward creating rigorous, inclusive, and sustainable PK-12 CHPE.

Hate Crimes Prevention - \$32,056 (State funding)

The purpose of the competitive state-funded grant is to support the implementation of programs designed to prevent hate crimes and incidents of bias in public schools, as defined under M.G.L. Chapter 22C, Section 32. The District utilizes these funds to support a student peer mentoring program in the middle and high schools, as well as to provide professional development related to restorative practices and the District's theme of belonging.

Multilingual Newcomer and Homeless Support Grant - \$7,820 (State funding)

As part of a statewide effort, the Department is providing support for districts experiencing the impact of an increase in homeless enrollment of newcomer multilingual learners. The purpose of this targeted grant is to cover costs associated with welcoming newcomers and their families to a safe and inclusive school environment, providing high-quality instruction for newcomers with well-trained educators, and meeting the emergency and/or basic needs of these students. The District used these funds to support the academic and transportation needs of newcomer students.

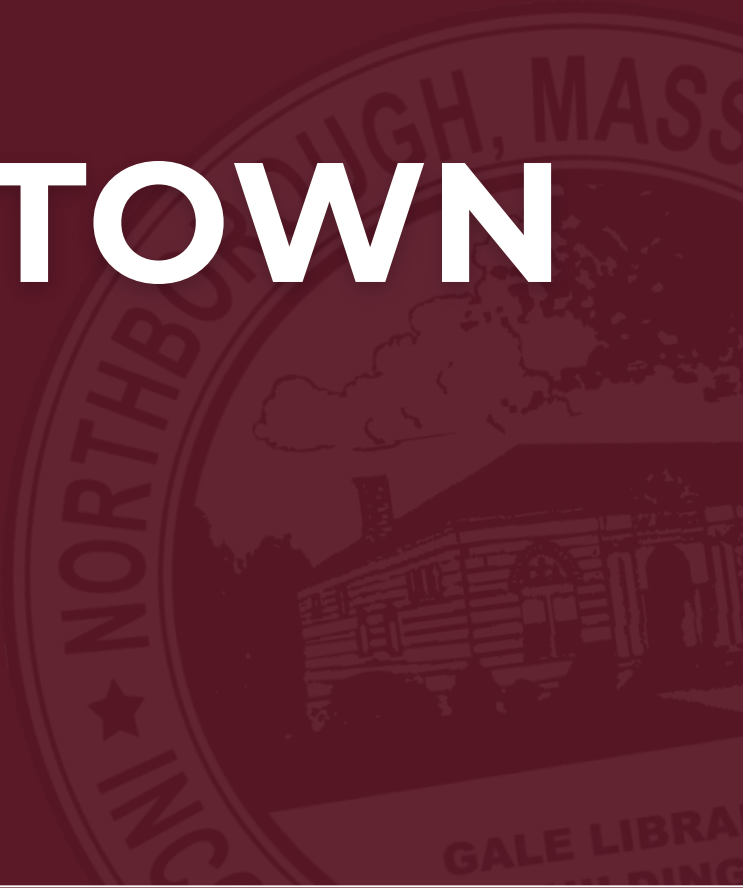
SCHOOL DEPARTMENT

TOWN OF NORTHBOROUGH SCHOOL FINANCIAL STATEMENT FISCAL YEAR 2025
JULY 1, 2024 THROUGH JUNE 30, 2025

APPROPRIATION:			
Regular Education	\$ 19,636,332		
Special Education	\$ 9,483,265	\$ 29,119,597	
Total Appropriation			
Total Appropriation		<u>\$ 29,119,597</u>	
EXPENDITURES:			
ADMINISTRATION:			
School Committee	\$ 13,232		
Superintendent's Office	\$ 165,936		
Administrative Support Services	\$ 745,687		
Total Administration		\$ 924,855	
INSTRUCTION:			
Supervision	\$ 268,747		
Principals' Offices	\$ 1,222,657		
Teaching (Includes Salaries, Workshops, Supplies & Field Trips)	\$ 12,216,846		
Instructional Technology	\$ 333,775		
Professional Development	\$ 84,261		
Textbooks & Instructional Equipment	\$ 519,467		
Library/Media Services	\$ 491,618		
Guidance Services	\$ 296,662		
Total Instruction		\$ 15,434,033	
OTHER SCHOOL SERVICES:			
Attendance Services	\$ 3,717		
Health Services	\$ 647,321		
Pupil Transportation	\$ 489,456		
After School Activities	\$ 23,404		
Student Body Activities	\$ 28,458		
Total Other School Services		\$ 1,192,356	
OPERATION OF PLANTS:			
Custodial Services (Salaries & Supplies)	\$ 886,663		
Heating	\$ 204,048		
Electricity	\$ 343,197		
Telephones	\$ 37,817		
Gas	\$ 745		
Water	\$ 35,492		
Networking & Telecommunications	\$ 154,075		
Total Operation of Plants		\$ 1,662,037	
MAINTENANCE:			
Grounds	\$ 24,327		
Buildings	\$ 191,958		
Equipment	\$ 11,762		
Technology Maintenance	\$ 87,499		
Total Maintenance		\$ 315,546	
EMPLOYEE BENEFITS:			
	\$ 28,648		
PURCHASE OR LEASE OF BUILDING, EQUIPMENT OR MOTOR VEHICLE:			
	\$ 44,005		
TOTAL EXPENDITURES, REGULAR DAY PROGRAMS		<u>\$ 19,601,480</u>	
SPECIAL EDUCATION PROGRAMS			
Legal Services	\$ 25,525		
Supervision	\$ 297,543		
Teaching (Salaries & Supplies)	\$ 5,670,115		
Professional Development	\$ 19,171		
Technology	\$ 9,991		
Psychological Services	\$ 795,156		
Health Services	\$ 1,237,348		
Transportation	\$ 1,287,392		
Equipment Maintenance	\$ 543		
Programs - Other Schools in Massachusetts	\$ 38,709		
Lease of Building & Equipment Payments to Collaboratives	\$ 3,195		
TOTAL EXPENDITURES		\$ 132,594	
SPECIAL EDUCATION		<u>\$ 9,517,282</u>	
TOTAL EXPENDITURES		<u>\$ 29,118,762</u>	
BALANCE RETURNED TO GENERAL FUND:			<u>\$ 835</u>
SCHOOL LUNCH ACCOUNT			
INCOME:			
Balance from FY24	\$ 434,108		
Total Receipts, FY25	\$ 898,962		
Total Revenues		\$ 1,333,070	
Total Expenditures, FY25	\$ 997,746		
BALANCE TO FY26		\$ 335,324	
SPECIAL ED - CIRCUIT BREAKER			
INCOME:			
Balance from FY24	\$ 1,183,272		
Total Receipts, FY25	\$ 1,480,939		
Total Revenues		\$ 2,664,211	
Total Expenditures, FY25	\$ 1,183,272		
BALANCE TO FY26		\$ 1,480,939	



ANNUAL TOWN MEETING



ARTICLE	DESCRIPTION	RESULT
1	APPOINTING DEPUTY MODERATOR	PASSED
2	COMPENSATING BALANCE AGREEMENT	PASSED
3	CONSOLIDATED PERSONNEL BYLAW	PASSED
4	PRIOR YEARS' BILLS	PASSED
5	TOWN BUDGET	PASSED
6	NORTHBOROUGH PREK-8 SCHOOLS BUDGET	PASSED
7	ALGONQUIN REGIONAL HIGH SCHOOL BUDGET	PASSED
8	ASSABET VALLEY REGIONAL VOCATIONAL SCHOOL DISTRICT BUDGET	PASSED
9	WATER, SEWER, & SOLID WASTE ENTERPRISE FUNDS	PASSED
10	REVOLVING FUNDS AUTHORIZATION OF EXPENDITURE LIMITS	PASSED
11	APPROPRIATIONS COMMITTEE RESERVE FUND	PASSED
12	STABILIZATION FUND CONTRIBUTION	PASSED
13	ESTABLISHMENT OF A SPECIAL PURPOSE STABILIZATION FUND FOR SAFER GRANT WAGES	FAILED
14	SENIOR TAX RELIEF	PASSED
15	(CIP) POLICE - SUPPLEMENTAL FUNDING FOR BODY CAMERAS	PASSED
16	(CIP) POLICE - CRUISER REPLACEMENTS (2)	PASSED
17	(CIP) FIRE - AMBULANCE REPLACEMENT	PASSED
18	(CIP) FIRE - PERSONAL PROTECTIVE EQUIPMENT	FAILED

ARTICLE	DESCRIPTION	RESULT
19	(CIP) DPW/FACILITIES - TOWN OFFICES HVAC (SUPPLEMENTAL)	PASSED
20	(CIP) DPW/HIGHWAY - ROADWAY IMPROVEMENT/MAINTENANCE	PASSED
21	(CIP) DPW/HIGHWAY - DRAINAGE/SIDEWALK IMPROVEMENT PROGRAM	PASSED
22	(CIP) DPW/HIGHWAY - 20-TON DUMP TRUCK WITH SPREADER & PLOW	PASSED
23	(CIP) DPW/HIGHWAY - ONE-TON PICK-UP TRUCK WITH PLOW	PASSED
24	(CIP) DPW/HIGHWAY - ONE-TON DUMP TRUCK WITH PLOW	PASSED
25	(CIP) DPW/HIGHWAY - ASSABET HILL DRAINAGE & ROADWAYS	PASSED
26	(CIP) DPW/WATER & SEWER - ONE-TON PICK UP TRUCK WITH PLOW	PASSED
27	(CIP) DPW/WATER & SEWER - REPAIR/REPLACE WATER MAIN BRIDGE SUPPORTS	PASSED
28	(CIP) CABLE ACCESS - TELVUE HYPERCASTER B1000 BROADCAST SERVER	PASSED
29	(CIP) PLANNING DEPARTMENT - DOWNTOWN STREETScape IMPROVEMENT PROJECT	FAILED
30	(CIP) ALL SCHOOLS K-8 - TECHNOLOGY INFRASTRUCTURE AND EQUIPMENT	PASSED
31	(CIP) PROCTOR ELEMENTARY, ZEH ELEMENTARY, AND LINCOLN STREET ELEMENTARY SCHOOLS - PLAYGROUND REPAIRS	PASSED
32	(CIP) PROCTOR ELEMENTARY - LOWER LOT: RETAINING WALL AND STAIR RENOVATION	PASSED
33	(CIP) ZEH ELEMENTARY SCHOOL - STAIR REPLACEMENT	PASSED
34	(CIP) ZEH ELEMENTARY SCHOOL - ROOF REPLACEMENT FEASIBILITY AND SCHEMATIC DESIGN	PASSED
35	COMMUNITY PRESERVATION FUND - AFFORDABLE HOUSING PROJECT AT COLONIAL VILLAGE	PASSED
36	COMMUNITY PRESERVATION FUND - CONSERVATION FUND	PASSED

ARTICLE	DESCRIPTION	RESULT
37	COMMUNITY PRESERVATION FUND – REVOLUTIONARY WAR MONUMENT	PASSED
38	COMMUNITY PRESERVATION FUND – WHITE CLIFFS DESIGN	PASSED
39	COMMUNITY PRESERVATION FUND – WHITE CLIFFS DEBT SERVICE	PASSED
40	COMMUNITY PRESERVATION FUND – ADMINISTRATIVE FUND	PASSED
41	HISTORIC DISTRICT COMMISSION REQUEST – NORTHBOROUGH 250TH ANNIVERSARY COMMEMORATION OF THE REVOLUTIONARY WAR – APPROPRIATION	PASSED
42	HISTORIC DEED RESTRICTION ON WHITE CLIFFS	FAILED
43	LEASING OR SALE OF TOWN OWNED BUILDING – WHITE CLIFFS	FAILED
44	TAX INCREMENT FINANCING (TIF) FOR WHITE CLIFFS	FAILED
45	LEASING OR SALE OF TOWN OWNED BUILDING – 4 WEST MAIN STREET	FAILED
46	TAX INCREMENT FINANCING (TIF) FOR 4 WEST MAIN STREET	FAILED
47	TAX INCREMENT FINANCING (TIF) FOR SAINT-GOBAIN RESEARCH AMERICA – 9 GODDARD ROAD	PASSED
48	AMENDMENT TO TOWN CODE – CHAPTER 2-36: HISTORIC BUILDINGS, SECTION 2-36-020 (DEFINITIONS) – “SIGNIFICANT BUILDING”	PASSED
49	AMENDMENT TO TOWN CODE – CHAPTER 2-12: ALCOHOLIC BEVERAGES, SECTIONS 2-12-010, 2-12-020, AND 2-12-030	PASSED
50	AMENDMENT TO TOWN CODE AND TOWN CHARTER – APPOINTMENT OF FINANCE DIRECTOR AND TOWN ACCOUNTANT	PASSED
51	FIRE STATION PERMANENT UTILITY EASEMENTS ON PORTIONS OF TOWN-OWNED PROPERTY	PASSED
52	14 HUDSON STREET SIDEWALK EASEMENT	PASSED
53	16/18 HUDSON STREET SIDEWALK EASEMENT	PASSED
54	NORTHBOROUGH HOUSING AUTHORITY CENTRE DRIVE SIDEWALK EASEMENT	PASSED

ARTICLE	DESCRIPTION	RESULT
55	23 MAIN STREET SIDEWALK EASEMENT	PASSED
56	ZONING BYLAW SECTION 7-02-040 DEFINITIONS	PASSED
57	ZONING BYLAW SECTION 7-03-050 SITE PLANS	PASSED
58	ZONING BYLAW SECTION 7-05-020 CLASSIFICATION OF USES	PASSED
59	ZONING BYLAW SECTION 7-06-030 SUPPLEMENTAL REGULATIONS	PASSED
60	ZONING BYLAW SECTION 7-09-010 LAND CLEARING AND GRADING	PASSED
61	ZONING BYLAW SECTION 7-09-040 SIGNS	PASSED
62	ZONING BYLAW SECTION 7-10-070 INCLUSION OF AFFORDABLE HOUSING	PASSED

TOWN OF NORTHBOROUGH

ANNUAL TOWN MEETING WARRANT APRIL 28, 2025 – 6:00 PM ALGONQUIN REGIONAL HIGH SCHOOL

WORCESTER, SS

GREETINGS:

To any Constable in the Town of Northborough, County of Worcester:

In the name of the Commonwealth of Massachusetts, you are hereby commanded to warn and notify the legal voters of the Town of Northborough to meet at ALGONQUIN REGIONAL HIGH SCHOOL on MONDAY the 28th DAY of APRIL 2025 at 6:00 p.m., to act on the following warrant articles:

6:02 pm, Fred George called the meeting to order a quorum was present in the hall. The moderator reviewed the rules of the meeting.

A test vote of the voting devices was conducted

Introduced boards and committees

SB presented awards and recognition

ADMINISTRATION & GOVERNANCE ARTICLES

ARTICLE 1

APPOINTING DEPUTY MODERATOR

ARTICLE 1: To see if the Town will vote to ratify the appointment by the Moderator of Gerald Hickman as Deputy Moderator, as provided by Article II, Section 2-2 of the Northborough Home Rule Charter, or take any action relative thereto.

MOTION ARTICLE 1: I move the Town vote to ratify the appointment by the Moderator of Gerald Hickman as Deputy Moderator, as provided by Article II, Section 2-2 of the Northborough Home Rule Charter.

PASSED by the required majority

**ARTICLE 2
COMPENSATING BALANCE AGREEMENT**

ARTICLE 2: To see if the Town will vote to authorize the Treasurer, with the approval of the Select Board, to enter into a Compensating Balance Agreement or Agreements pursuant to Massachusetts General Laws, Chapter 44, Section 53F, if necessary, or take any action relative thereto.

EXPLANATION: This article allows the Town to enter into a special agreement with a bank for banking services. In this agreement, the Town keeps a certain amount of money in the bank, and instead of paying fees for services, the bank uses the interest it earns from that money as payment.

MOTION ARTICLE 2: I move the Town vote to authorize the Treasurer, with the approval of the Select Board, to enter into a Compensating Balance Agreement or Agreements pursuant to Massachusetts General Laws, Chapter 44, Section 53F. **PASSED by the required majority vote**

**ARTICLE 3
CONSOLIDATED PERSONNEL BYLAW**

ARTICLE 3: To see if the Town will vote to amend the Consolidated Personnel Bylaw as shown in a supplemental handout “Article 3 – Consolidated Personnel Bylaw Amendments – 2025 Annual Town Meeting,” a copy of which is viewable on the Town’s website at <https://www.town.northborough.ma.us>, or take any action relative thereto.

MOTION ARTICLE 3: I move the Town vote to amend the Consolidated Personnel Bylaw as reflected in the supplemental handout entitled “Article 3 – Consolidated Personnel Bylaw Amendments – 2025 Annual Town Meeting,” and to authorize and approve payment of FY2026 wage increases pursuant to Section 1-64-040(H)(1) of the Personnel Bylaw. **PASSED by the required majority vote**

FINANCIAL & BUDGETARY ARTICLES

**ARTICLE 4
PRIOR YEARS’ BILLS**

ARTICLE 4: To see if the Town will vote to raise and appropriate or transfer from unappropriated available funds in the Treasury, or other available funds, a sum of money to pay bills incurred in prior years, or take any action relative thereto.

EXPLANATION: Town Meeting action is required to pay bills incurred in prior fiscal years.

MOTION ARTICLE 4: I move that the Town vote to pass over this article. **PASSED by the required majority vote**

**ARTICLE 5
TOWN BUDGET**

ARTICLE 5: To see if the Town will vote to raise and appropriate and transfer from available funds the sum of Thirty Million Seven Hundred Ninety-Four Thousand Four Hundred Thirty-Three Dollars (\$30,794,433) for Town Government, as displayed in the warrant booklet, and to meet said appropriation, the following sums available for appropriation be transferred:

From:

Transfer from Cemetery Sale of Lots	\$ 14,250
Transfer from Cemetery Trust Income	\$ 30,964
Transfer from Debt Exclusion Premium Reserve	\$ 408
Transfer from DPU Transportation Fund	\$ 4,196
Transfer from Conservation Commission Fees	\$ 300
Transfer from Fire Department EMS Revolving Fund	\$ 387,154
Transfer from Recreation Revolving Fund	\$ 100,000
Transfer from Animal Control Revolving Fund	\$ 33,605
Transfer from PEG Access Cable Related Fund	\$ 243,829
Transfer from Opioid Settlement Fund	\$ 20,000
Transfer from Free Cash	\$ 500,000

For a total of One Million Three Hundred Thirty-Four Thousand Seven Hundred Six Dollars (\$1,334,706) and that the sum of Twenty-Nine Million Four Hundred Fifty-Nine Thousand Seven Hundred Twenty-Seven Dollars (\$29,459,727) be raised by taxation.

EXPLANATION: This warrant article seeks approval for the Fiscal Year 2026 Town Government Budget, which funds essential municipal operations and services, including public safety, infrastructure, and general government functions.

MOTION ARTICLE 5: I move the Town vote to raise and appropriate and transfer from available funds the sum of Thirty Million Seven Hundred Ninety-Four Thousand Four Hundred Thirty-Three Dollars (\$30,794,433) for Town Government, as outlined in the warrant booklet distributed at this Town Meeting, and to meet said appropriation, the following sums available for appropriation be transferred:

From:

Transfer from Cemetery Sale of Lots	\$ 14,250
Transfer from Cemetery Trust Income	\$ 30,964
Transfer from Debt Exclusion Premium Reserve	\$ 408
Transfer from DPU Transportation Fund	\$ 4,196
Transfer from Conservation Commission Fees	\$ 300
Transfer from Fire Department EMS Revolving Fund	\$ 387,154
Transfer from Recreation Revolving Fund	\$ 100,000
Transfer from Animal Control Revolving Fund	\$ 33,605
Transfer from PEG Access Cable Related Fund	\$ 243,829
Transfer from Opioid Settlement Fund	\$ 20,000
Transfer from Free Cash	\$ 500,000

For a total of One Million Three Hundred Thirty-Four Thousand Seven Hundred Six Dollars (\$1,334,706) and that the sum of Twenty-Nine Million Four Hundred Fifty-Nine Thousand Seven Hundred Twenty-Seven Dollars (\$29,459,727) be raised by taxation.

PASSED by the required majority vote

ARTICLE 6
NORTHBOROUGH PREK-8 SCHOOLS BUDGET

ARTICLE 6: To see if the Town will vote to raise and appropriate by taxation the sum of Twenty-Nine Million Nine Hundred Eighty-Nine Thousand Nine Hundred Forty-Two Dollars (\$29,989,942) for the operation of the Northborough Public Schools, or take any action relative thereto.

EXPLANATION: The PreK-8 operational budget for FY2026 is \$29,989,942, reflecting an increase of \$870,345 (2.99%) over the FY2025 budget of \$29,119,597. The FY2026 Northborough Public Schools PreK-8 budget is a level services budget.

Key Budget Drivers:

1. Salary Adjustments (COLAs)
2. Transportation Cost Increases – General and Special Education

The FY2026 budget supports the District-wide strategic plan and the budget priorities of the Northborough School Committee.

MOTION ARTICLE 6: I move the Town vote to raise and appropriate by taxation the sum of Twenty-Nine Million Nine Hundred Eighty-Nine Thousand Nine Hundred Forty-Two Dollars (\$29,989,942) for the operation of the Northborough Public Schools.

PASSED by required majority vote

ARTICLE 7
ALGONQUIN REGIONAL HIGH SCHOOL BUDGET

ARTICLE 7: To see if the Town will vote to raise and appropriate by taxation the sum of Fifteen Million Nine Hundred Thousand Two Hundred Ninety-Four Dollars (\$15,900,294) for Northborough’s share of the assessment for the operation and debt service of the Northborough-Southborough Regional School District, or take any action relative thereto.

EXPLANATION:

The FY2026 operational budget for the Northborough-Southborough Regional High School is \$29,598,094. The Town of Northborough’s assessment is \$15,900,294, reflecting an increase of \$805,086 (5.33%) over the FY2025 assessment of \$15,095,208. The FY2026 Northborough-Southborough Regional School District (Grade 9-12) budget is a level services budget.

Key Budget Drivers:

1. Salary Adjustments (COLAs)
2. Transportation Cost Increases – General and Special Education
3. Health Insurance Cost Increases

The FY2026 budget supports the District-wide strategic plan and the budget priorities of the Northborough-Southborough Regional School Committee.

MOTION ARTICLE 7: I move the Town vote to raise and appropriate by taxation the sum of Fifteen Million Nine Hundred Thousand Two Hundred Ninety-Four Dollars (\$15,900,294) for Northborough’s share of the assessment for the operation and debt service of the Northborough-Southborough Regional School District.

PASSED by the required majority vote

**ARTICLE 8
ASSABET VALLEY REGIONAL VOCATIONAL SCHOOL DISTRICT BUDGET**

ARTICLE 8: To see if the Town will vote to raise and appropriate by taxation the sum of One Million Six Hundred Ninety-Nine Thousand One Hundred Three Dollars (\$1,699,103) for Northborough’s share of the assessment for the operation and debt service of the Assabet Valley Regional Vocational School District, or take any action relative thereto.

EXPLANATION: This warrant article seeks approval for the Fiscal Year 2026 Assabet Valley Regional Vocational School District Assessment.

MOTION ARTICLE 8:
I move the Town vote to raise and appropriate by taxation the sum of One Million Six Hundred Ninety-Nine Thousand One Hundred Three Dollars (\$1,699,103) for Northborough’s share of the assessment for the operation and debt service of the Assabet Valley Regional Vocational School District.

PASSED by the required majority vote

**ARTICLE 9
WATER, SEWER, & SOLID WASTE ENTERPRISE FUNDS**

ARTICLE 9: To see if the Town will vote to raise and appropriate and transfer from available funds the sum of Seven Million Two Hundred Twenty-Three Thousand Five Hundred Ninety-Five Dollars (\$7,223,595) for the Water, Sewer, and Solid Waste Enterprise Funds as displayed below for the operation of the Water, Sewer, and Solid Waste Utilities, and to meet said appropriation, the following sums available for appropriation be transferred:

From:

Water Fund Free Cash	\$ 227,775
Solid Waste Fund Free Cash	\$ 142,366

Raise and Appropriate by Taxation:

Solid Waste General Fund Subsidy	\$ 659,880
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for a total of One Million Thirty Thousand Twenty-One Dollars (\$1,030,021) and that the sum of Six Million One Hundred Ninety-Three Thousand Five Hundred Seventy-Four Dollars (\$6,193,574) be financed from Water, Sewer, and Solid Waste Revenues, with said sums to be allocated as follows:

Water Fund	\$ 3,007,775
Sewer Fund	\$ 2,863,574
Solid Waste	\$ 1,352,246
TOTAL	\$ 7,223,595

or take any action relative thereto.

EXPLANATION: This warrant article seeks approval to fund the operation of the Town’s Water, Sewer, and Solid Waste Utilities for fiscal year 2026. These essential services support the delivery of clean water, wastewater management, and solid waste disposal for residents and businesses.

MOTION ARTICLE 9: I move the Town vote to raise and appropriate and transfer from available funds the sum of Seven Million Two Hundred Twenty-Three Thousand Five Hundred Ninety-Five Dollars (\$7,223,595) for the Water, Sewer, and Solid Waste Enterprise Funds as displayed in Article 9 of the Warrant for the operation of the Water, Sewer, and Solid Waste Utilities.

PASSED by the required majority vote

10:03 to adjourn the meeting to tomorrow night – Motion Passed

357 in attendance

Tuesday April 29th

Second night of Town Meeting

Moderator called the meeting to order at 6:03pm, a quorum was present in the hall

ARTICLE 10

REVOLVING FUNDS AUTHORIZATION OF EXPENDITURE LIMITS

ARTICLE 10: To see if the Town will vote to set the annual expenditure limits for the revolving funds for Fiscal Year 2026 as shown in the table below:

Revolving Fund	Annual Expenditure Limit
Fire Department (EMS and Haz Mat)	\$ 750,000
Animal Control	\$ 50,000
Family & Youth Services	\$ 20,000
Council on Aging	\$ 300,000
Community Affairs	\$ 20,000
Library	\$ 20,000
Health Department	\$ 150,000

or take any action relative thereto.

EXPLANATION: Pursuant to the Town's Revolving Fund Bylaw (Code § 1-56-051) and the provisions of Massachusetts General Laws Chapter 44, Section 53E½, an annual vote is required to establish expenditure limits for the revolving funds. The Recreation Department revolving fund is authorized under Massachusetts General Laws Chapter 44, Section 53D, and does not require annual reauthorization.

MOTION ARTICLE 10: I move the Town vote to set the annual expenditure limits for the revolving funds for Fiscal Year 2026 as shown in Article 10 of the Warrant. **PASSED by the required majority vote**

ARTICLE 11

APPROPRIATIONS COMMITTEE RESERVE FUND

ARTICLE 11: To see if the Town will vote to appropriate the sum of One Hundred Seventy-Five Thousand Dollars (\$175,000) for a Reserve Fund to provide for extraordinary or unforeseen expenditures in accordance

with Massachusetts General Laws Chapter 40, Section 6, and to meet said appropriation the sum of One Hundred Seventy-Five Thousand Dollars (\$175,000) be transferred from Free Cash, or take any action relative thereto.

EXPLANATION: This Article provides the Town operations with an option for the funding of extraordinary or unforeseen expenditures during fiscal year 2026.

MOTION ARTICLE 11: I move the Town vote to appropriate the sum of One Hundred Seventy-Five Thousand Dollars (\$175,000) from Free Cash to the Reserve Fund to provide for extraordinary or unforeseen expenditures.

PASSED by the required majority vote

ARTICLE 12

STABILIZATION FUND CONTRIBUTION

ARTICLE 12: To see if the Town will vote to appropriate the sum of Two Hundred Thousand Dollars (\$200,000) to the Stabilization Fund, and to meet said appropriation the sum of Two Hundred Thousand Dollars (\$200,000) be transferred from Free Cash, or take any action relative thereto.

EXPLANATION: This Article provides for a contribution to the Stabilization Fund, or general savings account, for the Town.

MOTION ARTICLE 12: I move the Town vote to appropriate the sum of Two Hundred Thousand Dollars (\$200,000) from Free Cash to the Stabilization Fund to be transferred from Free Cash to be available for expenditure in FY2025.

PASSED by the required majority vote

ARTICLE 13

ESTABLISHMENT OF A SPECIAL PURPOSE STABILIZATION FUND FOR SAFER GRANT WAGES

ARTICLE 13: To see if the Town will vote to establish a Special Purpose Stabilization Fund, pursuant to M.G.L. Chapter 40, Section 5B, for the purpose of providing for the future costs of grant funded employees hired under the Staffing for Adequate Fire and Emergency Response (SAFER) Grant awarded to the Northborough Fire Department. This fund shall be invested and retain its own interest earnings as provided by law, and the Town shall be authorized to transfer available funds into it; and, furthermore, to see if the Town will vote to appropriate the sum of Four Hundred Thousand Dollars (\$400,000) to this Special Purpose Stabilization Fund, with said amount to be transferred from Free Cash, or take any other action relative thereto.

EXPLANATION: By transferring \$400,000 from Free Cash, the Town will proactively support these firefighter positions while ensuring financial sustainability for future staffing needs. The fund will accrue interest and be available for future appropriations, providing flexibility in managing firefighter wages under the SAFER Grant program. (2/3rds Majority Vote)

MOTION ARTICLE 13: I move that the Town vote to establish a Special Purpose Stabilization Fund for the Northborough Fire Department, pursuant to M.G.L. Chapter 40, Section 5B, for the purpose of receiving and expending funds related to wages for employees hired under the Staffing for Adequate Fire and Emergency Response (SAFER) Grant awarded to the Northborough Fire Department; and further, that the Town appropriate the sum of Four Hundred Thousand Dollars (\$400,000) for transfer into said Stabilization Fund, with said amount to be transferred from Free Cash to the Stabilization Fund to be transferred from Free Cash to be available for expenditure in FY2025.

FAILED by the required 2/3rds majority vote

**ARTICLE 14
SENIOR TAX RELIEF**

ARTICLE 14: To see if: A) the Town will vote to increase the maximum qualifying gross receipts limit for seniors (persons 65 or older) in the prior calendar year to be eligible to defer property taxes under Massachusetts General Laws Chapter 59, Section 5, Clause 41A, from \$69,000 to \$72,000; and B) see if the Town will vote to accept General Laws Chapter 59, Section 5, Clause 22I, which authorizes an annual increase in the amount of the exemption granted under General Laws Chapter 59, Section 5, Clause 22, Clause 22A, Clause 22B, Clause 22C, Clause 22E and Clause 22F by the percentage increase in the U.S. Department of Labor, Bureau of Labor Statistics, Consumer Price Index (CPI) for the previous year as determined by the Commissioner of Revenue, to be effective for applicable exemptions granted for any fiscal year beginning on or after July 1, 2025, or take any other action relative thereto.

EXPLANATION: Part A) of this article would increase the income limit from \$69,000 to \$72,000, making more seniors eligible to defer their property taxes if they choose to do so. Part B) of the article proposes to adopt a local option offered by the HERO Act which went into effect in August 2024, which would be a potential benefit for veterans. If accepted, it would increase the amount of the tax exemption granted to veterans on their primary residences annually by a cost-of-living adjustment (COLA) determined by the Department of Revenue (DOR) based on the consumer price index (CPI).

MOTION ARTICLE 14: I move that the Town vote to increase the maximum qualifying gross receipts limit for seniors (persons 65 years of age or older) in the prior calendar year from \$69,000 to \$72,000 for the purpose of eligibility to defer property taxes under Massachusetts General Laws Chapter 59, Section 5, Clause 41A; and further, to accept the provisions of Massachusetts General Laws Chapter 59, Section 5, Clause 22I, authorizing an annual increase in the amount of the exemption granted under Clauses 22, 22A, 22B, 22C, 22E, and 22F of said section by the percentage increase in the Consumer Price Index (CPI) for the previous year, as determined by the Commissioner of Revenue, effective for exemptions granted for any fiscal year beginning on or after July 1, 2025. **PASSED by the required majority vote**

CAPITAL IMPROVEMENT PROJECTS (CIP) ARTICLES

**ARTICLE 15 (CIP)
POLICE - SUPPLEMENTAL FUNDING FOR BODY
WORN CAMERAS AND CLOUD STORAGE**

ARTICLE 15: To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow the sum of Sixty-Five Thousand Dollars (\$65,000), or any other sum, for the purchase of body-worn cameras and cloud storage for the Police Department, including all costs incidental and related thereto, or take any other action relative thereto.

EXPLANATION: This article seeks funding to support the Police Department's implementation of body-worn cameras and cloud storage. The Town has already received a grant of Forty-Eight Thousand Six Hundred Fifty-Six Dollars (\$48,656), and this additional Sixty-Five Thousand Dollars \$65,000 will cover the remaining costs necessary for full deployment of the program.

Body-worn cameras enhance transparency, accountability, and public trust, while also providing critical evidence for investigations and officer safety. Secure cloud-based storage is required to retain and manage recorded footage in compliance with state and federal regulations.

MOTION ARTICLE 15: I move that the Town vote to appropriate the sum of Sixty-Five Thousand Dollars (\$65,000) for the purchase of body-worn cameras and cloud storage for the Police Department to be transferred from Free Cash to be available for expenditure in FY2025. **PASSED by the required majority vote**

**ARTICLE 16 (CIP)
POLICE CRUISER REPLACEMENTS (2)**

ARTICLE 16: To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow the sum of One Hundred Thirty-Five Thousand Dollars (\$135,000), or any other sum, for the use of the Police Department for the purchase of two new police vehicles, or take any other action relative thereto.

EXPLANATION: This Article provides funds for the purchase of two replacement patrol vehicles per the CIP plan.

MOTION ARTICLE 16: I move that the Town appropriate the sum of One Hundred Thirty-Five Thousand Dollars (\$135,000) for the use of the Police Department for the purchase of two new police vehicles to be transferred from Free Cash to be available for expenditure in FY2025. **PASSED by the required majority vote**

**ARTICLE 17 (CIP)
FIRE – AMBULANCE REPLACEMENT**

ARTICLE 17: To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow the sum of Five Hundred Fifty Thousand Dollars (\$550,000), or any other sum, for the use of the Fire Department for the purchase of one new ambulance; and to meet said appropriation, the sum of Five Hundred Fifty Thousand Dollars (\$550,000) be raised by borrowing, in accordance with the provisions of Massachusetts General Laws, Chapter 44, Section 7(1) or any other enabling authority, and the Treasurer, with the approval of the Select Board, be authorized to issue bonds or notes therefor, or take any other action relative thereto.

EXPLANATION: The regularly scheduled replacement of emergency ambulances is essential to ensure public safety, and maintaining reliable emergency medical services for the Town. This article authorizes borrowing which requires a 2/3rds majority vote per Massachusetts General Law (MGL).

MOTION ARTICLE 17: I move the Town vote to appropriate the sum of Five Hundred Fifty Thousand Dollars (\$550,000) for the use of the Fire Department for the purchase of one new ambulance, and to meet said appropriation, the sum of Five Hundred Fifty Thousand Dollars (\$550,000) shall be raised by borrowing pursuant to Massachusetts General Laws, Chapter 44, Section 7(1) or any other enabling authority, and the Treasurer, with the approval of the Board of Selectmen, be authorized to issue bonds or notes therefor.

PASSED by the required 2/3rds majority vote

ARTICLE 18 (CIP)

FIRE – PERSONAL PROTECTIVE EQUIPMENT

ARTICLE 18: To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow the sum of One Hundred Sixty-Five Thousand Dollars (\$165,000), or any other sum, for the purpose of providing new Personnel Protective Equipment (PPE) for personnel of the Fire Department, in compliance with Senate Bill 2902, signed into law by Governor Healey on August 15, 2024, or take any other action relative thereto.

EXPLANATION: This article seeks approval for funding to replace firefighter Personal Protective Equipment (PPE) to comply with Senate Bill 2902, which prohibits the sale of firefighter PPE containing intentionally added PFAS chemicals as of January 1, 2027. The equipment covered under this funding includes: firefighter coat, boots, gloves, firefighter pants, helmet, and hood.

MOTION ARTICLE 18: I move that the Town appropriate the sum of One Hundred Sixty-Five Thousand Dollars (\$165,000) for the purpose of providing new Personnel Protective Equipment (PPE) for personnel of the Fire Department to be transferred from Free Cash to be available for expenditure in FY2025.

**Motion made to PASS OVER Article 18
PASSED by the required majority vote**

ARTICLE 19 (CIP)

DPW/FACILITIES – TOWN OFFICES HVAC (SUPPLEMENTAL)

ARTICLE 19: To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow the sum of Four Hundred Seventy Thousand Dollars (\$470,000), or any other sum, to supplement funding for the Town Office HVAC Replacement Project or take any other action relative thereto.

EXPLANATION: The 2023 Facility Condition Assessment identified critical deficiencies in the Town Office HVAC system, citing that all air conditioning units are past their useful life. Current systems do not support the floor plan resulting in uncontrolled spaces. The existing HVAC systems provide no outdoor air ventilation which is required by the current building code and indoor air quality standards. This results in Town Hall being considered a “sick building.” This results in a poor and unhealthy work environment. This article will support replacement of these systems.

MOTION ARTICLE 19: I move that the Town vote to appropriate the sum of Four Hundred Seventy Thousand Dollars (\$470,000) for the Town Office HVAC Replacement Project to be transferred from Free Cash to be available for expenditure in FY2025.

PASSED per required majority vote

ARTICLE 20 (CIP)

DPW/HIGHWAY – ROADWAY IMPROVEMENTS/MAINTENANCE

ARTICLE 20: To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow the sum of Three Hundred Ten Thousand Dollars (\$310,000), or any other sum, for roadway improvements, including all costs incidental and related thereto, or take any other action relative thereto.

EXPLANATION: The Town’s Pavement Management Plan, initially completed in 2013, assessed the overall condition of municipal roadways, determining a Pavement Condition Index (PCI) of 71. To maintain or slightly improve roadway conditions, an annual expenditure of approximately \$1.11 million is required. Current funding

sources include the Town’s Chapter 90 allocation of approximately \$500,000 and a local operating appropriation of \$300,000, leaving a funding gap of \$310,000. This article seeks approval to bridge the funding gap, continuing the Town’s commitment to preserving and improving its roadway network.

MOTION ARTICLE 20: I move that the Town vote to appropriate the sum of Three Hundred Ten Thousand Dollars (\$310,000) for roadway improvements as explained in Article 20 in the Warrant to be transferred from Free Cash to be available for expenditure in FY2025. **PASSED per required majority vote**

ARTICLE 21 (CIP)

DPW/HIGHWAY – DRAINAGE/SIDEWALK IMPROVEMENT PROGRAM

ARTICLE 21: To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow the sum of Three Hundred Thousand Dollar (\$300,000), or any other sum, for the purpose of funding drainage and sidewalk improvements, including but not limited to the repair, replacement, and maintenance of culverts, drainage outfalls, and sidewalks throughout the Town, or take any other action relative thereto.

EXPLANATION: The Town of Northborough maintains 75 culverts, 32 miles of sidewalks, and 292 drainage outfalls, yet has no dedicated capital funding for infrastructure replacement or improvements. The operating budget provides \$14,000 for drainage maintenance but no funding for sidewalks. This appropriation will address drainage deficiencies, prevent infrastructure failures, and support sidewalk improvements, ensuring long-term sustainability.

MOTION ARTICLE 21: I move that the Town vote to appropriate the sum of Three Hundred Thousand Dollars (\$300,000) for the purpose of funding drainage and sidewalk improvements, including but not limited to the repair, replacement, and maintenance of culverts, drainage outfalls, and sidewalks throughout the Town, to be transferred from Free Cash to be available for expenditure in FY2025.

PASSED per required majority vote

ARTICLE 22 (CIP)

DPW/HIGHWAY – 20-TON DUMP TRUCK WITH SPREADER & PLOW

ARTICLE 22: To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow the sum of Three Hundred Sixty Thousand Dollars (\$360,000), or any other sum, to purchase and equip a 20-Ton Dump Truck with Spreader and Plow or take any other action relative thereto.

EXPLANATION: This funding request is for the direct replacement of an existing 2005 model dump truck, which will be over 22 years old at the time of replacement. The current vehicle has experienced structural deterioration. The engine suffers from “blow-by” resulting in a progressively worsening loss of power. The new vehicle will ensure continued efficient operations for snow removal, road maintenance, and other municipal and emergency services.

MOTION ARTICLE 22: I move that the Town vote to appropriate the sum of Three Hundred Sixty Thousand Dollars (\$360,000) for the purchase of a 20-Ton Dump Truck with Spreader and Plow, to replace the Town’s existing 2005 model which has exceeded its serviceable lifespan due to significant structural deterioration, said funds to be transferred from Free Cash to be available for expenditure in FY2025.

PASSED by the required majority vote

ARTICLE 23 (CIP)

DPW/HIGHWAY – ONE-TON PICK UP TRUCK WITH PLOW

ARTICLE 23: To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow the sum of Ninety-Five Thousand Dollars (\$95,000), or any other sum, to purchase and equip a One-Ton Pickup Truck with Plow as a direct replacement for the existing 2012 model or take any other action relative thereto.

EXPLANATION: The existing 2012 one-ton pickup truck is in poor condition and may not pass State inspection due to significant body and chassis deterioration, including bed rail and fender rot. This appropriation includes costs for repurposing other fleet vehicles as part of the Town’s vehicle management plan. The new truck will be assigned to the Highway Superintendent, with the current vehicle repurposed for alternative municipal use, such as a chassis-mounted lift gate.

MOTION ARTICLE 23: I move that the Town vote to appropriate the sum of Ninety-Five Thousand Dollars (\$95,000) for the purchase of a One-Ton Pickup Truck with Plow as a direct replacement for the existing 2012 model, to be transferred from Free Cash to be available for expenditure in FY2025.

PASSED by the required majority vote

ARTICLE 24 (CIP)

DPW/HIGHWAY – ONE-TON DUMP TRUCK WITH PLOW

ARTICLE 24: To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow the sum of Two Hundred Sixty Thousand Dollars (\$260,000), or any other sum, to purchase and equip a new asphalt hot box mounted onto an existing 2016 chassis , and the purchase of a replacement F600 dump body with plow, or take any other action relative thereto.

EXPLANATION: The Town’s existing asphalt hot box was found to be in poor condition and required substantial repairs. In 2024, the truck’s motor failed. The result is that these units were traded for nominal value. This article funds the purchase of a new asphalt hot box to be mounted on an existing chassis. Additionally, it provides for the purchase of a new F600 with dump body and plow to replace the repurposed vehicle.

MOTION ARTICLE 24: I move that the Town vote to appropriate the sum of Two Hundred Sixty Thousand Dollars (\$260,000) for the purchase of a new asphalt hot box to be mounted onto an existing 2016 chassis, and for the purchase of a replacement F600 dump body with plow, to be transferred from Free Cash to be available for expenditure in FY2025.

PASSED by the required majority vote

ARTICLE 25 (CIP)

DPW/HIGHWAY – ASSABET HILL DRAINAGE & ROADWAYS

ARTICLE 25: To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow the sum of One Hundred Thousand Dollars (\$100,000), or any other sum, for engineering services related to the Assabet Hill drainage and roadway improvement project or take any other action relative thereto.

EXPLANATION: Sinkholes began appearing in the Assabet Hill neighborhood in 2018. A 2019 evaluation attributed the issue to failing drainage systems needing repair/replacement. The neighborhood’s roads and sidewalks are also in poor condition, but reconstruction should wait until the underlying drainage issue is

addressed. This appropriation will fund engineering services required to prepare plans, specifications, and an estimate to support a future construction funding request.

MOTION ARTICLE 25: I move that the Town vote to appropriate the sum of One Hundred Thousand Dollars (\$100,000) for engineering services related to the Assabet Hill drainage and roadway improvement project, to be transferred from Free Cash to be available for expenditure in FY2025.

PASSED per required majority vote

ARTICLE 26 (CIP)

DPW/WATER & SEWER – ONE-TON PICK UP TRUCK WITH PLOW

ARTICLE 26: To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow the sum of Ninety-Five Thousand Dollars (\$95,000), or any other sum, to purchase and equip a One-Ton Pickup Truck with Plow as a direct replacement for the existing 2015 model, or take any other action relative thereto.

EXPLANATION: The existing 2015 one-ton pickup truck for the Water/Sewer Department is in poor condition and is not expected to pass State inspection due to significant body and chassis deterioration, including bed rail and frame rail rot. This appropriation will fund its replacement, with the existing chassis traded in for a nominal value.

MOTION ARTICLE 26: I move that the Town vote to appropriate the total sum of Ninety-Five Thousand Dollars (\$95,000) for the purchase of a One-Ton Pickup Truck with Plow as a direct replacement for the existing 2015 model, with Fifty-Seven Thousand Dollars (\$57,000) to be appropriated from the Water Enterprise Fund Free Cash and Thirty-Eight Thousand Dollars (\$38,000) to be appropriated from Sewer Enterprise Free Cash to be available for expenditure in FY2025.

PASSED by the required majority vote

ARTICLE 27 (CIP)

DPW/WATER & SEWER – REPAIR/REPLACE WATER MAIN BRIDGE SUPPORTS

ARTICLE 27: To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow the sum of Six Hundred Fifty Thousand Dollars (\$650,000), or any other sum, for the repair and/or replacement of water main bridge supports, including all costs incidental and related thereto, and to meet said appropriation, authorize the borrowing of said funds under the Water Enterprise Fund in accordance with the provisions of Massachusetts General Laws, Chapter 44, Section 8, or any other enabling authority, or take any other action relative thereto.

EXPLANATION: Recent inspections have identified two water main bridges in poor or failing condition due to rotted-through beams, requiring immediate repair or replacement to prevent major water service disruptions. The Otis Street crossing of Hop Brook has deteriorated to the point of near failure, and if it collapses, water service will be lost for the southern segment of Otis Street, including Lawrence Street and Walmart. Similarly, the School Street crossing of the Assabet River has rotted beams that, if they fail, would cut off drinking water access for the Juniper Brook neighborhood. This article authorizes borrowing which requires a 2/3rds majority vote per Massachusetts General Law (MGL).

MOTION ARTICLE 27: I move that the Town vote to appropriate the sum of Six Hundred Fifty Thousand Dollars (\$650,000) for the repair and/or replacement of water main bridge supports, including all costs incidental and related thereto, and to meet said appropriation, authorize the borrowing of said funds under the Water Enterprise Fund pursuant to Massachusetts General Laws, Chapter 44, Section 8, or any other enabling authority.

PASSED by the required 2/3rds majority vote

ARTICLE 28 (CIP)

CABLE ACCESS - TELVUE HYPERCASTER B1000 BROADCAST SERVER

ARTICLE 28: To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow the sum of Fifty-Three Thousand Six Hundred Ninety Dollars (\$53,690), or any other sum, for the purchase and installation of a replacement Hypercaster broadcast server for Northborough Cable Access Television (NCAT), including all costs incidental and related thereto, or take any other action relative thereto.

EXPLANATION: The 2017 Hypercaster broadcast server is the core system that enables NCAT to store and distribute video content to its three PEG channels on Verizon and Charter, provide 24/7 streaming, support on-demand video, manage a community bulletin board, and stream broadcasts on YouTube, Facebook, and other digital platforms. It will reach end-of-life in 2027, when vendor support and repairs will no longer be available. With a 10-year lifespan until 2037, this will likely be NCAT’s final broadcast server purchase before cable contracts phase out. As no other vendor offers this product, it qualifies as a sole-source procurement.

MOTION ARTICLE 28: I move that the Town vote to appropriate the sum of Fifty-Three Thousand Six Hundred Ninety Dollars (\$53,690) from the PEG Access Cable Related Fund for the purchase and installation of a replacement Hypercaster broadcast server for Northborough Cable Access Television (NCAT) to be available for expenditure in Fiscal Year 2025. **PASSED by the required majority vote**

9:54 pm motion to adjourn night #2, 4/29/2025 – Passed

On Wednesday, April 30, 2025 at 6:02pm the Moderator, Frederick George called the meeting to order; a quorum was present in the hall.

ARTICLE 29 (CIP)

**PLANNING DEPARTMENT –
DOWNTOWN STREETSCAPE IMPROVEMENT PROJECT**

ARTICLE 29: To see if the Town will raise and appropriate, transfer from available funds, or borrow the sum of One Million One Hundred Thousand Dollars (\$1,100,000), or any other sum, to pay costs of stormwater, parking, pedestrian access, and streetscape improvements in the downtown area, including the payment of all costs incidental and related thereto, or to take any other action relative thereto.

EXPLANATION: This project aims to address stormwater deficiencies, increase the supply of public parking, and enhance pedestrian access, safety, and overall streetscape aesthetics in Northborough’s downtown area. The Town is applying for state and federal grants to significantly reduce the burden to Northborough’s taxpayers for this project. Approval of this article will support revitalization efforts, increase abutting property values, encourage private investment, and foster a more vibrant community space in the downtown while leveraging federal and state funds to maximize the Town’s investment. This article authorizes borrowing which requires a 2/3rds majority vote per Massachusetts General Law (MGL).

MOTION ARTICLE 29: I move that the Town appropriate One Million One Hundred Thousand Dollars (\$1,100,000) to pay costs of stormwater, parking, pedestrian access and streetscape improvements in the downtown area, including the payment of all costs incidental and related thereto, and that, to meet this appropriation One Hundred Eighty Six Thousand Six Hundred Forty-Five Dollars (\$186,645) shall be transferred from Free Cash and the Treasurer, with the approval of the Select Board, is authorized to borrow Nine Hundred Thirteen Thousand Three Hundred Fifty-Five Dollars (\$913,355) pursuant to Massachusetts General Law Chapter 44 Section 7 Clause 1 or any other enabling authority, and to issue bonds or notes of the Town therefor. The amount appropriated by this vote shall be expended in addition to all other grants, gifts or other funds that may be received by the Town on account of this project.

FAILED per the required majority vote

ARTICLE 30 (CIP)

ALL SCHOOLS K-8 – TECHNOLOGY INFRASTRUCTURE AND EQUIPMENT

ARTICLE 30: To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow the sum of Seventy-Five Thousand Five Hundred Dollars (\$75,500), or any other sum, for upgrades to one-fifth of the classrooms at the K-8 Northborough Schools, including all costs incidental and related thereto, or take any other action relative thereto.

EXPLANATION: The Public Schools of Northborough identified a disparity of available technology in classrooms across the District. The District has established a five-year plan to replace its classroom presentation systems and related technology. An investment of \$75,500 will outfit one-fifth of the Northborough K-8 classrooms.

MOTION ARTICLE 30: I move that the Town vote to appropriate the sum of Seventy-Five Thousand Five Hundred Dollars (\$75,500) for upgrades to one-fifth of the classrooms at the K-8 Northborough Schools, including all costs incidental and related thereto, to be transferred from Free Cash to be available for expenditure in FY2025.

PASSED by the required majority vote

ARTICLE 31 (CIP)

PROCTOR ELEMENTARY, ZEH ELEMENTARY, AND LINCOLN STREET ELEMENTARY SCHOOLS – PLAYGROUND REPAIRS

ARTICLE 31: To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow the sum of Sixty Thousand Dollars (\$60,000), or any other sum, for the repair and replacement of portions of the playground at the Fannie E. Proctor Elementary School, Marion E. Zeh Elementary School, and Lincoln Street School, including all costs incidental and related, or take any action relative thereto.

EXPLANATION: During the District’s playground inspection conducted in the summer of 2024, the report identified that some features of the playground at the schools were in need of repair. This is a new project for the FY26 Capital Plan and requires our immediate attention. The estimated cost of \$60,000 will include replacement and repair of approximately 6 different features. The goal of the project will be to provide compliance and safety to the playground at the Proctor, Zeh, and Lincoln Street School.

MOTION ARTICLE 31: I move that the Town vote to appropriate the sum of Sixty Thousand Dollars (\$60,000) for the repair and replacement of portions of the playgrounds at Fannie E. Proctor Elementary School, Marion E. Zeh Elementary School, and Lincoln Street School, including all costs incidental and related thereto, to be transferred from Free Cash to be available for expenditure in FY2025.

PASSED by the required majority vote

**ARTICLE 32 (CIP)
(CIP) PROCTOR ELEMENTARY SCHOOL –
LOWER LOT: RETAINING WALL AND STAIR RENOVATION**

ARTICLE 32: To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow the sum of One Hundred Five Thousand Dollars (\$105,000), or any other sum, for the repair of the retaining walls and two exterior staircases at the Fannie E. Proctor Elementary School, including all costs incidental and related thereto, or take any other action relative thereto.

EXPLANATION: For 3 years, the District has identified that the retaining walls and exterior staircases to the Lower Lot at the Proctor School need to be repaired and replaced. The railroad tie and concrete staircases have deteriorated over time due to damp conditions along with the use of ice melt to provide safe passage during inclement conditions. This is a new project for the FY26 Capital Plan and requires our immediate attention. The estimated cost of \$105,000 will include the replacement of two staircases and will provide funding for the repair of the retaining wall.

MOTION ARTICLE 32: I move that the Town vote to appropriate the sum of One Hundred Five Thousand Dollars (\$105,000) for the repair of the retaining walls and the replacement of two exterior staircases at the Fannie E. Proctor Elementary School, including all costs incidental and related thereto to be transferred from Free Cash to be available for expenditure in FY2025.

PASSED by the required majority vote

**ARTICLE 33 (CIP)
ZEH ELEMENTARY SCHOOL – STAIR REPLACEMENT**

ARTICLE 33: To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow the sum of Fifty Thousand Dollars (\$50,000), or any other sum, for the replacement of two exterior staircases at the Marion E. Zeh Elementary School, including all costs incidental and related thereto, or take any other action relative thereto.

EXPLANATION: The District has identified that the exterior staircases at the Marion E. Zeh School are no longer able to be repaired and need to be replaced. The concrete structures have deteriorated over time due to weather and the use of ice melt to provide safe passage during inclement conditions. This is a new project for the FY26 Capital Plan and requires our immediate attention. The estimated cost of \$50,000 will include the replacement of 2 staircases and will provide an accessible and safe egress.

MOTION ARTICLE 33: I move that the Town vote to appropriate the sum of Fifty Thousand Dollars (\$50,000) for the replacement of two exterior staircases at the Marion E. Zeh Elementary School, including all costs incidental and related thereto, to be transferred from Free Cash to be available for expenditure in FY2025.

PASSED per the required majority vote

ARTICLE 34 (CIP)
ZEH ELEMENTARY SCHOOL – ROOF REPLACEMENT
FEASABILITY AND SCHEMATIC DESIGN

ARTICLE 34: To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow the sum of One Hundred Thousand Dollars (\$100,000), or any other sum, to be expended under the direction of Northborough School Committee for Owner Project Management Services and Schematic Design Services for the Marion E. Zeh Elementary School Roof Replacement Project at 33 Howard Street, Northborough, which proposed repair project would materially extend the useful life of the school and preserve an asset that otherwise is capable of supporting the required educational program and for which the Town has applied for a school construction grant from the Massachusetts School Building Authority (“MSBA”). The Town acknowledges that the MSBA’s grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and if the MSBA’s Board of Directors votes to invite the Town to collaborate with the MSBA on this proposed repair project, any project costs the Town incurs in excess of any grant that may be approved by and received from the MSBA shall be the sole responsibility of the Town.

EXPLANATION: The Marion E. Zeh Elementary School Roof Replacement Project is a critical infrastructure improvement necessary to extend the useful life of the school and protect the integrity of the building.

MOTION ARTICLE 34: I move that the Town of Northborough appropriate the amount of one hundred thousand (\$100,000) Dollars for the purpose of paying costs of Owner Project Management Services and Schematic Design Services for the Marion E. Zeh Elementary School Roof Replacement Project at 33 Howard Street, Northborough, for Feasibility and Schematic Design services including the payment of all costs incidental or related thereto (the “Project”), which proposed repair project would materially extend the useful life of the school and preserve an asset that otherwise is capable of supporting the required educational program, and for which the Town of Northborough has applied for a grant from the Massachusetts School Building Authority (“MSBA”), said amount to be expended under the direction of *Northborough K-8 School Committee*. To meet this appropriation the sum of One Hundred Thousand Dollars (\$100,000) be transferred from Free Cash to be available for expenditure in FY2025. The Town of Northborough acknowledges that the MSBA’s grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and if the MSBA’s Board of Directors votes to invite the Town to collaborate with the MSBA on this proposed repair project, any project costs the Town of Northborough incurs in excess of any grant that may be approved by and received from the MSBA shall be the sole responsibility of the Town of Northborough; and that, if invited to collaborate with the MSBA on the proposed repair project, the amount of funding authorized pursuant to this vote shall be reduced by any grant amount set forth in the Project Funding Agreement that may be executed between the Town of Northborough and the MSBA.

PASSED by the required majority vote

COMMUNITY PRESERVATION ACT (CPA)

ARTICLE 35
COMMUNITY PRESERVATION FUND –
AFFORDABLE HOUSING PROJECT AT COLONIAL VILLAGE

ARTICLE 35: To see if the Town will vote to appropriate the sum of Three Hundred Twenty-Six Thousand Seven Hundred Twenty-Seven Dollars (\$326,727), or any other sum, from the Community Preservation Unreserved Fund, the sum of Two Hundred Seventy-Nine Thousand Eight Hundred Sixty-Three Dollars

(\$279,863), or any other sum, from the Community Preservation Affordable Housing Reserve Fund, and Two Hundred Seventy-Three Thousand Four Hundred Ten Dollars (\$273,410), or any other sum, from the Community Preservation Fund revenues, for a total of Eight Hundred Eighty Thousand Dollars (\$880,000), to the Northborough Housing Authority for the purpose of constructing eight affordable low-income one bedroom rental units for veterans at 26 Village Drive, of which four will be first-floor handicap accessible units, with the disbursement and expenditure of said funds to be subject to a Community Preservation Act grant agreement between the Town and the Northborough Housing Authority, or take any other action relative thereto.

EXPLANATION: The project includes developing a two-story garden-style apartment building, with four handicapped-accessible units on the first floor, on available land at the Housing Authority's Colonial Village campus.

The Northborough Housing Authority will contribute \$300,000, bringing the local funding total to \$1,180,000, while the balance of the estimated \$2 million project is expected to be financed by the Massachusetts Executive Office of Housing and Livable Communities. This project meets the CPA requirement to allocate at least 10% of new revenue toward affordable housing.

The CPC unanimously (5-0) approved adding an \$80,000 contingency, bringing the total request to \$880,000, funded from the Unreserved Fund (\$273,410), Affordable Housing Reserve (\$279,863), and New Revenues (\$326,727). Approval will support veteran housing needs while leveraging state funds to maximize the Town's investment.

MOTION ARTICLE 35: I move that the Town appropriate the sum of Eight Hundred Eighty Thousand Dollars (\$880,000) for the Northborough Housing Authority to construct eight affordable low-income one-bedroom rental units for veterans, including four first-floor handicap-accessible units, at 26 Village Drive, with said funds to be allocated as follows:

- \$326,727 from the Community Preservation **Unreserved Fund Revenues**
- \$279,863 from the Community Preservation Affordable Housing Reserve Fund, and
- \$273,410 from Community **Fund revenues. Unreserved Fund**

The disbursement and expenditure of these funds shall be subject to a Community Preservation Act funding agreement between the Town and the Northborough Housing Authority.

PASSED per the required majority vote

Moderator made a motion to move ahead to Article 47 – Passed by the required majority vote

Thursday, May 1, 2025

Moderator Frederick George called the meeting to order at 6:13pm – A Quorum of 103 was present in the hall

ARTICLE 36

COMMUNITY PRESERVATION FUND – CONSERVATION FUND

ARTICLE 36: To see if the Town will vote to appropriate the sum of Two Hundred Thousand Dollars (\$200,000), or any other sum, from the Community Preservation Fund revenues and place said amount in the Conservation Fund, or take any other action relative thereto.

EXPLANATION: This article seeks to appropriate \$200,000 to the Conservation Fund to replenish reserves that were significantly drawn down for the purchase of 432 Whitney Street, a 23.77-acre parcel acquired in the

previous year for open space, passive recreation, and affordable housing purposes. The current Conservation Fund balance is approximately \$220,000, and maintaining a healthy fund balance is essential to ensuring the Town can act quickly and competitively when future land acquisition opportunities arise.

The Community Preservation Act (CPA) requires that at least 10% of new CPA revenue be allocated to Open Space and Recreation, and this appropriation meets that obligation. The Community Preservation Committee (CPC) unanimously voted 5-0 to approve this request using new CPA revenues, reinforcing the Town's commitment to land conservation and environmental preservation.

MOTION ARTICLE 36: John Campbell, CPC Chair moved that the Town appropriate the sum of Two Hundred Thousand Dollars (\$200,000) from Community Preservation Fund revenues and place said amount in the Conservation Fund. **PASSED by the required majority vote**

ARTICLE 37

COMMUNITY PRESERVATION FUND – REVOLUTIONARY WAR MONUMENT

ARTICLE 37: To see if the Town will vote to appropriate the sum of Ten Thousand Seven Hundred Fifty-Eight Dollars (\$10,758), or any other sum, from the Community Preservation Fund revenues to the Northborough Historic District Commission for the purchase and installation of a commemorative monument celebrating Northborough's contribution in the American Revolution, or take any other action relative thereto.

EXPLANATION: This article seeks to create a Revolutionary War Monument, honoring the 124 Northborough residents, including 50 Minutemen, who fought for independence. The monument will be a key part of the Northborough Revolution 250 Committee's events, commemorating the 250th anniversary of the American Revolution.

The Community Preservation Committee (CPC) unanimously voted (5-0) to fund this from new CPA revenues, recognizing its alignment with the Town's historic preservation goals. Similar projects have been supported as they enhance community identity and historical awareness at a low cost. This monument will serve as a lasting tribute to Northborough's role in the nation's founding.

MOTION ARTICLE 37: John Campbell, CPC Chair moved that the Town appropriate the sum of Ten Thousand Seven Hundred Fifty-Eight Dollars (\$10,758) from Community Preservation Fund revenues to the Northborough Historic District Commission for the purchase and installation of a commemorative monument celebrating Northborough's contribution in the American Revolution. **PASSED by the required majority vote**

ARTICLE 38

COMMUNITY PRESERVATION FUND – WHITE CLIFFS DESIGN

ARTICLE 38: To see if the Town will vote to appropriate the sum of Ninety-Three Thousand Nine Hundred Forty Dollars (\$93,940), or any other sum, from the Community Preservation Fund revenues to the Northborough Planning Department for design, bid preparation and construction administration services associated with the careful removal of non-historic 1960's additions to the White Cliffs Mansion and installation of temporary, water-tight infill at impacted locations, or take any other action relative thereto.

EXPLANATION: This article seeks to fund the first phase of a two-phase project for the preservation of White Cliffs Mansion. This phase includes hiring an architect and Licensed Site Professional (LSP) to develop

construction documents and oversee the removal of non-historic 1960s additions, which are causing moisture and mold damage and threatening the building's historic integrity.

Phase two, estimated at \$625,000–\$700,000, will cover demolition and construction activities, including temporary, watertight infill to protect the structure. According to DBVW Architects' 2020 study, these additions pose the greatest risk to the mansion.

This project fulfills the Community Preservation Act (CPA) requirement to allocate 10% of new revenue toward Historic Preservation. The Community Preservation Committee (CPC) unanimously approved (5-0) funding from new CPA revenues, ensuring progress on this critical preservation effort without impacting the Town's general budget.

MOTION ARTICLE 38: John Campbell, CPC Chair moved that the Town appropriate the sum of Ninety-Three Thousand Nine Hundred Forty Dollars (\$93,940) from Community Preservation Fund revenues to the Northborough Planning Department for design, bid preparation, and construction administration services related to the careful removal of non-historic 1960s additions to the White Cliffs Mansion and the installation of temporary, water-tight infill at impacted locations.

PASSED by the required majority vote

ARTICLE 39

COMMUNITY PRESERVATION FUND – WHITE CLIFFS DEBT SERVICE

ARTICLE 39: To see if the Town will vote to appropriate the sum of One Hundred Sixty-Six Thousand Five Hundred Seventy-Five Dollars (\$166,575), or any other sum, from the Community Preservation Fund revenues to the Community Preservation Committee for Fiscal Year 2026 debt service and expenses associated with the acquisition of the property at 167 Main Street, or take any other action relative thereto.

EXPLANATION: This article seeks approval to appropriate \$166,575 from CPA revenues to cover the 8th of 10 scheduled payments for the bond associated with the acquisition of the White Cliffs property at 167 Main Street. Approving this article continues the Town's commitment to preserving White Cliffs as a historic asset, keeping the project on track for full repayment by Fiscal Year 2028.

MOTION ARTICLE 39: John Campbell, CPC Chair moved that the Town appropriate the sum of One Hundred Sixty-Six Thousand Five Hundred Seventy-Five Dollars (\$166,575) from Community Preservation Fund revenues for Fiscal Year 2026 debt service and expenses associated with the acquisition of the property at 167 Main Street.

PASSED by the required majority vote

ARTICLE 40

COMMUNITY PRESERVATION FUND – ADMINISTRATIVE FUND

ARTICLE 40: To see if the Town will vote to appropriate the sum of Forty-Two Thousand Dollars (\$42,000), or any other sum, from the Community Preservation Fund revenues to the Northborough Community Preservation Committee for expenses associated with the implementation of the Community Preservation Act including but not limited to clerical assistance, office supplies, property surveys, appraisals, attorney's fees, and other professional services, recording fees, printing and all other necessary and proper expenses for the Fiscal Year 2026, or take any other action relative thereto.

EXPLANATION: For FY26, the Community Preservation Committee (CPC) unanimously voted (5-0) to allocate 5% of the projected \$840,000 in new CPA revenue, ensuring funds are available for necessary administrative expenses including legal fees, appraisals, and consultant services related to CPA projects. Any

unused funds at the end of the fiscal year will be returned to the CPA Unreserved Fund, making this a responsible and flexible use of resources.

MOTION ARTICLE 40: John Campbell, CPC Chair moved that the Town appropriate the sum of Forty-Two Thousand Dollars (\$42,000) from Community Preservation Fund revenues to the Northborough Community Preservation Committee for expenses associated with the implementation of the Community Preservation Act, including but not limited to clerical assistance, office supplies, property surveys, appraisals, attorney's fees and other professional services, recording fees, printing, and all other necessary and proper expenses for Fiscal Year 2026.

PASSED by the required majority vote

HISTORIC ARTICLES

ARTICLE 41

HISTORIC DISTRICT COMMISSION REQUEST – NORTHBOROUGH 250TH ANNIVERSARY COMMEMORATION OF THE REVOLUTIONARY WAR – APPROPRIATION

ARTICLE 41: To see if the Town will vote to appropriate the sum of Fifteen Thousand Dollars (\$15,000) for use by the Northborough Historical Commission to support the commemoration of the 250th anniversary of Northborough's role in the Revolutionary War, and to meet said appropriation, to transfer the sum of Fifteen Thousand Dollars (\$15,000) from Free Cash, or take any other action relative thereto.

EXPLANATION: This article provides funding to support the Northborough Historical Commission's efforts to commemorate the 250th anniversary of Northborough's role in the Revolutionary War during Fiscal Year 2026.

The appropriation of \$15,000 from Free Cash will support historical programs, events, and other commemorative activities, ensuring that the anniversary is properly recognized and celebrated. This one-time funding comes from available Free Cash and is not part of the recurring operating budget.

MOTION ARTICLE 41: Robert Licht, Historic District Commission Chair moved that the Town vote to appropriate the sum of Fifteen Thousand Dollars (\$15,000) for use by the Northborough Historical Commission to support the commemoration of the 250th anniversary of Northborough's role in the Revolutionary War, to be transferred from Free Cash to be available for expenditure in FY2025.

PASSED by the required majority vote

ARTICLE 42

HISTORIC DEED RESTRICTION ON WHITE CLIFFS

ARTICLE 42: To see if the Town will vote to transfer from the officer or board having the care, custody, control and management of property located at 167 Main Street and 0 Main Street, commonly known as White Cliffs, and described in a Quitclaim Deed recorded with the Worcester South District Registry of Deeds in Book 57796, Page 339 (Assessor's Parcels Map 53, Lot 73 and Map 53, Lot 155), to the Select Board for general municipal purposes and further to authorize the Select Board to convey said property, by deed in fee, or by lease, or otherwise, subject to a perpetual historical preservation restriction in accordance with the provisions of Chapter 184, Sections 31-33, on such terms and conditions as the Select Board deems to be in the best interests of the

Town, and to authorize the Select Board to execute any and all instruments and to take any and all related actions necessary or appropriate to accomplish the purposes of this Article, or take any other action relative thereto.

EXPLANATION: The Town of Northborough purchased White Cliffs using Community Preservation Act (CPA) funds to preserve this historically significant building. Before the Town proceeds with selling or leasing the property, a historic deed restriction must be placed on it to ensure its preservation in accordance with CPA requirements. This restriction will protect the architectural and historical integrity of White Cliffs, regardless of future ownership or use. (2/3rds Majority Vote)

MOTION ARTICLE 42: John Campbell, CPC Chair moved that the Town vote to transfer the care, custody, control, and management of the property located at 167 Main Street and 0 Main Street, commonly known as White Cliffs, as described in a Quitclaim Deed recorded with the Worcester South District Registry of Deeds in Book 57796, Page 339 (Assessor's Parcels Map 53, Lot 73 and Map 53, Lot 155), from the officer or board currently having care, custody, control, and management thereof to the Select Board for general municipal purposes and for the purpose of conveyance.

Furthermore, he moved to authorize the Select Board to convey said property by deed in fee, lease, or other means, subject to a perpetual historical preservation restriction in accordance with Chapter 184, Sections 31-33, and on such terms and conditions as the Select Board deems in the best interests of the Town.

Additionally, he moved to authorize the Select Board to execute any and all instruments and take any and all related actions necessary or appropriate to accomplish the purposes of this Article.

FAILED by the required 2/3rds vote

ECONOMIC DEVELOPMENT & MUNICIPAL PROPERTY ARTICLES

ARTICLE 43

LEASING OR SALE OF TOWN OWNED BUILDING – WHITE CLIFFS

ARTICLE 43: To see if the Town will vote to authorize the Select Board to lease or sell the town-owned property known as White Cliffs, located at 167 Main Street, on such terms and conditions as the Select Board deems in the best interest of the Town; and further, to authorize the Select Board to enter into agreements and execute any documents necessary to effectuate the purposes of this article, or take any other action relative thereto.

EXPLANATION: The Town faces increasing costs to maintain White Cliffs, making its preservation unsustainable within the current budget. Without action, the property may deteriorate. Selling or leasing to a responsible party would ensure its upkeep while alleviating financial strain on the Town. This article seeks voter authorization to explore such options with a focus on preserving the property's historical integrity. (2/3rds Majority Vote)

MOTION ARTICLE 43: I move that the Town vote to authorize the Select Board to lease or sell the town-owned property known as White Cliffs, located at 167 Main Street, on such terms and conditions as the Select Board deems in the best interest of the Town; and further, to authorize the Select Board to enter into agreements and execute any documents necessary to effectuate the purposes of this Article.

**Motion made to PASS OVER Article 43
PASSED OVER by the required majority vote**

ARTICLE 44

TAX INCREMENT FINANCING (TIF) AGREEMENT FOR WHITE CLIFFS

ARTICLE 44: To see if the Town will vote to authorize the Select Board to enter into a Tax Increment Financing (TIF) Agreement pursuant to M.G.L. Chapter 40, Section 59, and the regulations of the Massachusetts Economic Assistance Coordinating Council, for the property known as White Cliffs, located at 167 Main Street, and to approve the submission of a TIF Plan and Agreement to the Massachusetts Economic Assistance Coordinating Council for approval; and further, to authorize the Select Board to negotiate and execute any agreements and documents necessary to implement said TIF Agreement, or take any other action relative thereto.

EXPLANATION: A TIF agreement would provide a financial incentive for the redevelopment and preservation of White Cliffs by allowing a portion of future tax revenues generated by the property's improvements to be reinvested into the project. This approach encourages private investment while minimizing financial risk to the Town. By approving a TIF, the Town can support the revitalization of this historic asset, stimulate economic growth, and ensure its long-term viability without imposing additional tax burdens on residents.

MOTION ARTICLE 44: I move that the Town vote to authorize the Select Board to enter into a Tax Increment Financing (TIF) Agreement pursuant to M.G.L. Chapter 40, Section 59, and, as may be applicable, the regulations of the Massachusetts Economic Assistance Coordinating Council, for the property known as White Cliffs, located at 167 Main Street, and to approve the submission of a TIF Plan and Agreement to the Massachusetts Economic Assistance Coordinating Council; and further, to authorize the Select Board to negotiate and execute any agreements and documents necessary to implement said TIF Agreement and TIF Plan, and to take such other actions as are necessary or appropriate to implement the TIF Agreement, or take any other action relative thereto.

**Motion made to PASS OVER Article 44
PASSED OVER by the required majority vote**

ARTICLE 45

LEASING OR SALE OF TOWN OWNED BUILDING – 4 WEST MAIN STREET

ARTICLE 45: To see if the Town will vote to authorize the Select Board to lease or sell the town-owned property at 4 West Main Street, on such terms and conditions as the Select Board deems to be in the best interest of the Town; and further, to authorize the Select Board to enter into agreements and execute any documents necessary to effectuate the purposes of this article, or take any other action relative thereto.

EXPLANATION: The Town currently owns the property at 4 West Main Street. The cost of maintenance and upkeep has become a financial burden. Without significant investment, the building's condition may decline, leading to further expenses. Selling or leasing the property to a responsible party would relieve the Town of ongoing costs while creating opportunities for economic development. Approval of this article would allow the Town to explore potential buyers or lessees who would invest in and revitalize the property, benefiting the community and local economy. (2/3rds Majority Vote)

MOTION ARTICLE 45: I move that the Town vote to authorize the Select Board to lease or sell the town-owned property at 4 West Main Street, on such terms and conditions as the Select Board deems in the best interest of the Town; and further, to authorize the Select Board to enter into agreements and execute any documents necessary to effectuate the purposes of this Article.

**Motion made to PASS OVER Article 45
PASSED OVER by the required majority vote**

ARTICLE 46

TAX INCREMENT FINANCING (TIF) AGREEMENT FOR 4 WEST MAIN STREET

ARTICLE 46: To see if the Town will vote to authorize the Select Board to enter into a Tax Increment Financing (TIF) Agreement pursuant to M.G.L. Chapter 40, Section 59, and the regulations of the Massachusetts Economic Assistance Coordinating Council, for the property known as 4 West Main Street, located at 4 West Main Street, and to approve the submission of a TIF Plan and Agreement to the Massachusetts Economic Assistance Coordinating Council for approval; and further, to authorize the Select Board to negotiate and execute any agreements and documents necessary to implement said TIF Agreement, or take any other action relative thereto.

EXPLANATION: A TIF agreement would provide a financial incentive for the redevelopment and preservation of 4 West Main Street by allowing a portion of future tax revenues generated by the property's improvements to be reinvested into the project. This approach encourages private investment while minimizing financial risk to the Town. By approving a TIF, the Town can support the revitalization of this historic asset, stimulate economic growth, and ensure its long-term viability without imposing additional tax burdens on residents.

MOTION ARTICLE 46: I move that the Town vote to authorize the Select Board to enter into a Tax Increment Financing (TIF) Agreement pursuant to M.G.L. Chapter 40, Section 59, and, as may be applicable, the regulations of the Massachusetts Economic Assistance Coordinating Council, for the property known as 4 West Main Street, and to approve the submission of a TIF Plan and Agreement to the Massachusetts Economic Assistance Coordinating Council; and further, to authorize the Select Board to negotiate and execute any agreements and documents necessary to implement said TIF Agreement and TIF Plan, and to take such other actions as are necessary or appropriate to implement the TIF Agreement, or take any other action relative thereto.

**Motion made to PASS OVER Article 46
PASSED OVER by the required majority vote**

ARTICLE 47

TAX INCREMENT FINANCING (TIF) FOR SAINT-GOBAIN RESEARCH AMERICA – 9 GODDARD ROAD

ARTICLE 47: To see if the Town will vote to authorize the Select Board to enter into a Tax Increment Financing (TIF) Agreement pursuant to M.G.L. Chapter 40, Section 59, and the regulations of the Massachusetts Economic Assistance Coordinating Council, for the property known as Saint-Gobain Research America, located at 9 Goddard Road, and to approve the submission of a TIF Plan and Agreement to the Massachusetts Economic Assistance Coordinating Council for approval; and further, to authorize the Select Board to negotiate and execute any agreements and documents necessary to implement said TIF Agreement, or take any other action relative thereto.

EXPLANATION: A Tax Increment Financing (TIF) agreement would offer a financial incentive to support the redevelopment of 9 Goddard Road by allowing a portion of the new tax revenue generated from improvements to the property to be reinvested into the project. This tool encourages private investment while limiting financial risk to the Town. Approval of a TIF would help facilitate the redevelopment of this site by a long-standing local business, stimulate economic growth, and support the property's long-term viability—without increasing the tax burden on residents.

MOTION ARTICLE 47: Mitch Cohen, Select Board Chair moved that the Town vote to authorize the Select Board to enter into a Tax Increment Financing (TIF) Agreement pursuant to M.G.L. Chapter 40, Section 59, and, as may be applicable, the regulations of the Massachusetts Economic Assistance Coordinating Council, for the property known as Saint-Gobain Research America, located at 9 Goddard Road, and to approve the submission of a TIF Plan and Agreement to the Massachusetts Economic Assistance Coordinating Council; and further, to authorize the Select Board to negotiate and execute any agreements and documents necessary to implement said TIF Agreement and TIF Plan, and to take such other actions as are necessary or appropriate to implement the TIF Agreement, or take any other action relative thereto.

Motion Article 47 PASSED by the required majority vote

Motion made to suspend the rules to extend pass the 10pm end time on 4/30/2025 and jump ahead to Article 51 PASSED by the majority vote

TOWN CHARTER & TOWN CODE ARTICLES

ARTICLE 48

AMENDMENT TO TOWN CODE – CHAPTER 2-36: HISTORIC BUILDINGS, SECTION 2-36-020 (DEFINITIONS) – “SIGNIFICANT BUILDING”

ARTICLE 48: To see if the Town will vote to amend Chapter 2-36 of the Northborough Town Code, “Historic Buildings,” specifically § 2-36-020, Definitions, by revising the definition of “Significant Building” as set forth below or take any other action relative thereto.

Existing Language:

SIGNIFICANT BUILDING

A. Any building in the Town of Northborough which is historical by reason of its age (in whole or in part 100 or more years) and:

- (1) Researched and found by the Commission to be historically significant, or architecturally significant; or
- (2) 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.

Proposed Amended Language:

SIGNIFICANT BUILDING

A. Any building in the Town of Northborough which is historical by reason of its age (in whole or in part 100 or more years) and which has been determined by the Commission to be significant based on any of the following criteria:

- ~~(1) Researched and found by the Commission to be historically significant, or architecturally significant; or~~
- ~~(2) 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.~~
- (1) The building is importantly associated with one or more historic persons or events, or with the broad architectural, cultural, political, economic, or social history of the Town or the Commonwealth; or

(2) The building is historically or architecturally important (in terms of period, style, method of building construction or association with a recognized architect or builder) either by itself or in the context of a group of buildings.

EXPLANATION: The proposed amendment clarifies and improves the criteria for defining historically or architecturally significant buildings in Northborough by incorporating recommendations from the Massachusetts Historical Commission (MHC) for a more structured and transparent review process. By refining the by-law's language, this amendment aligns it with state preservation guidelines, ensuring more accurate and justifiable determinations of a building's significance.

MOTION ARTICLE 48: Robert Licht, Historic District Commission Chair moved that the Town vote to amend Chapter 2-36 of the Northborough Town Code, "Historic Buildings," specifically § 2-36-020, Definitions, by revising the definition of "Significant Building" as set forth in Article 48 in the Warrant.

PASSED by the required majority vote

ARTICLE 49

AMENDMENT TO TOWN CODE – CHAPTER 2-12: ALCOHOLIC BEVERAGES, SECTIONS 2-12-010, 2-12-020, AND 2-12-030

ARTICLE 49: To see if the Town will vote to amend Chapter 2-12 of the Town Code, entitled "Alcoholic Beverages," by revising Sections 2-12-010 (Consumption and Possession Restricted), 2-12-020 (Possession Within Memorial Field), and 2-12-030 (Consumption in Town Structures and Public Places), as set forth below, to allow for the possession and consumption of alcoholic beverages on designated Town-owned properties, subject to appropriate licensing under M.G.L. Chapter 138, compliance with Massachusetts Alcoholic Beverages Control Commission (ABCC) regulations, and adherence to municipal policies, or take any other action relative thereto.

PROPOSED AMENDMENT:

The Town of Northborough hereby amends Chapter 2-12 of the Town Code as follows:

- 1. Amend Section 2-12-010 (Consumption and Possession Restricted)** to allow for the **consumption and possession of alcoholic beverages on certain Town-owned properties**, subject to the issuance of a temporary or permanent license under **M.G.L. Chapter 138**, and compliance with the following conditions:
 - Alcohol must be **contained within a designated area** approved by the **Select Board** or other designated licensing authority.
 - Alcohol consumption is permitted only during **Town-approved events** where a proper **one-day liquor license or permit** has been obtained.
 - The license holder must provide **appropriate security measures**, such as fencing, signage, or designated monitoring, to ensure compliance with local and state laws.
 - Alcohol service and consumption areas must comply with **Massachusetts Alcoholic Beverages Control Commission (ABCC) regulations**, including prohibitions on overservice and serving to minors.
- 2. Amend Section 2-12-020 (Possession Within Town Parks and Town Recreation Areas)** to allow for alcoholic beverages at **Town-permitted events at Town Parks and Town Recreation Areas** under the following conditions:
 - A **temporary liquor license** must be obtained from the **Select Board**.

- The licensed area must be **clearly marked and restricted** to ensure that alcohol does not leave the designated premises.
 - Alcohol service must comply with **ABCC regulations and Town policies** regarding responsible beverage service.
3. **Amend Section 2-12-030 (Consumption in Town Structures and Public Places)** to allow for alcohol consumption in **designated public spaces, municipal buildings, or recreational areas**, provided that:
- A proper **alcohol license or permit** has been issued by the **Select Board** in accordance with **M.G.L. Chapter 138**.
 - Alcohol consumption is restricted to **pre-approved events** such as **public gatherings, private functions, or community events**.

Adequate provisions for public safety, crowd control, and waste disposal must be in place as determined by the Town.

EXPLANATION: This amendment seeks to modernize the Town’s regulations by allowing for controlled alcohol consumption on Town-owned land, in alignment with Massachusetts state laws. It enables the Town to support community events, cultural activities, and private functions while ensuring public safety and compliance with all applicable regulations.

MOTION ARTICLE 49: Mitch Cohen, Select Board Chair moved that the Town vote to amend Chapter 2-12 of the Town Code, entitled "Alcoholic Beverages," by revising Sections 2-12-010 (Consumption and Possession Restricted), 2-12-020 (Possession Within Memorial Field), and 2-12-030 (Consumption in Town Structures and Public Places), as printed in Article 49 in the Warrant.

PASSED by required majority vote

ARTICLE 50

AMENDMENT TO TOWN CODE AND TOWN CHARTER – APPOINTMENT OF FINANCE DIRECTOR AND TOWN ACCOUNTANT

ARTICLE 50: To see if the Town will vote to amend the Town Charter, Section 3-4 (Selectmen: Appointments), and the following sections of the Town Code to reflect changes in the appointment authority for key financial positions:

- Chapter 1-16 (“Administrative Services”), Section 1-16-100
- Chapter 1-36 (“Finance and Records Division”), Sections 1-36-030 and 1-36-070
- Chapter 1-52 (“Finances – Financial Planning Committee”), Section 1-52-050

These amendments would designate the Finance Director, rather than the Town Accountant, as the position appointed by the Select Board and transfer the authority to appoint the Town Accountant to the Town Administrator, ensuring consistency with the Town’s financial administration structure, or take any other action relative thereto.

Proposed Amendments to the Town Charter:

Article III Elective Offices – Chapter 3-4 Select Board: Appointments

The Select Board shall appoint for fixed terms constables, a police chief, police officers, and election officers; they shall appoint for fixed overlapping terms the members of the board of appeals, library trustees, registrars of voters, housing authority, conservation commission, parks and recreation commission, historical

commission, the industrial development commission and the trustees of special funds; and they shall appoint for indefinite terms a director of veterans' services, town counsel, administrative officer, **a finance director**, and a fire chief.

Proposed Amendments to the Town Code:

1-16-100 Financial Planning Committee

A. Composition, mode of appointment, term of office. There shall be a Financial Planning Committee composed of six members. Three members shall be appointed by the Moderator and one member each by the School Committee, by the Appropriation Committee and by the Planning Board. The **Finance Director** shall be an ex officio member. Each member shall serve a term of office of three years, such terms so arranged that an equal number of terms shall expire each year.

1-36-030 Office of Finance Director (Amended)

A. Composition, Mode of Appointment, Term of Office.

There shall be an **Office of the Finance Director** composed of an operating head known as the "**Finance Director**" and operating personnel. The **Finance Director shall be appointed by the Select Board for an indefinite term**. The Administrative Officer shall be responsible for the appointment of all other personnel for an indefinite term.

1-36-070 Office of Town Accountant (Amended)

A. Composition, Mode of Appointment, Term of Office.

There shall be an **Office of the Town Accountant** composed of an operating head known as the "**Town Accountant**" and operating personnel. The **Town Administrator shall appoint the Town Accountant for an indefinite term**. The Administrative Officer shall be responsible for appointing all other personnel for an indefinite term.

1-52-050 Ex Officio Member (Amended)

The **Finance Director** shall be an ex officio member of the Committee. He shall not be entitled to vote on the making of recommendations to be included in its reports.

EXPLANATION: This article seeks to update and clarify the appointment structure for key financial positions within the Town by amending the Town Charter and Town Code to reflect the current financial administration framework. When the Finance Director position was created, it was initially combined with the Town Accountant role. However, at the April 2024 Town Meeting, these positions were separated so that they could be managed independently. Under the revised structure, the Finance Director now oversees the Town Accountant, requiring updates to the Town Charter and Bylaws to reflect this new organizational framework.

Approving this article will not change any personnel but will correct outdated language to accurately reflect the Town's current financial leadership structure. (2/3rds Majority Vote)

MOTION ARTICLE 50: I move that the Town vote to amend the Town Charter, Section 3-4 (Selectmen: Appointments), and the following sections of the Town Code to reflect changes in the appointment authority for key financial positions:

- Chapter 1-16 ("Administrative Services"), Section 1-16-100
- Chapter 1-36 ("Finance and Records Division"), Sections 1-36-030 and 1-36-070
- Chapter 1-52 ("Finances – Financial Planning Committee"), Section 1-52-050

These amendments shall designate the Finance Director, rather than the Town Accountant, as the position appointed by the Select Board, and transfer the authority to appoint the Town Accountant to the Town Administrator, ensuring consistency with the Town’s financial administration structure.

Motion Article 50 PASSED by the required 2/3rds vote

LAND USE, EASEMENTS, & ZONING ARTICLES

ARTICLE 51 FIRE STATION PERMANENT UTILITY EASEMENTS ON PORTIONS OF TOWN-OWNED PROPERTY

ARTICLE 51: To see if the Town will vote to authorize the Select Board to grant and convey to Massachusetts Electric Company (National Grid), permanent utility easements on a portion or portions of the Town-owned property, known as 65 West Main Street, the site of the new fire station, described in a deed recorded with the Worcester South Registry of Deeds in Book 68237, Page 362, which portion or portions of the Town-owned property are approximately shown on the plan entitled “Northboro Fire Station Easement,” dated October 8, 2024, said plan on file with the Town Clerk, on such terms and conditions as the Select Board deems appropriate, and further to authorize the Select Board to enter into such agreements and execute such documents and instruments as may be necessary to effectuate the purposes of this article, or take any other action relative thereto.

EXPLANATION: A utility easement is a legal agreement that allows a utility company to install, access, and maintain infrastructure, such as electric lines, poles, and other necessary equipment, on a specific portion of Town-owned property. In this case, the easement would be granted to National Grid to provide the necessary electrical service for the new fire station, ensuring the project can proceed without unnecessary delays.

MOTION ARTICLE 51: Mitch Cohen, Select Board Chair moved that the Town vote to authorize the Select Board to grant and convey to Massachusetts Electric Company (National Grid) permanent utility easements on a portion or portions of the Town-owned property at 65 West Main Street, the site of the new fire station, as described in a deed recorded with the Worcester South Registry of Deeds in Book 68237, Page 362, and as approximately shown on the plan entitled "Northboro Fire Station Easement," dated October 8, 2024, said plan on file with the Town Clerk, on such terms and conditions as the Select Board deems appropriate; and further, to authorize the Select Board to enter into agreements and execute any documents or instruments necessary to effectuate the purposes of this article.

PASSED by the required 2/3rds vote

Motion made to adjourn at 10:03pm PASSED by the required majority vote – Will reconvene on Thursday, May 1, 2025 at 6pm at Algonquin Regional High School

ARTICLE 52
14 HUDSON STREET SIDEWALK EASEMENT

ARTICLE 52: To see if the Town will vote to authorize the Select Board to acquire, by gift, purchase, or eminent domain, temporary and/or permanent easements on portions of the property located at 14 Hudson Street for the purpose of constructing, reconstructing, and maintaining a sidewalk and related improvements, and further to authorize the Select Board to enter into agreements and execute any documents necessary to effectuate the purposes of this article, or take any other action relative thereto.

MOTION ARTICLE 52: Mitch Cohen, Select Board Chair, moved that the Town vote to pass over Article 52.
PASSED by the required majority vote

ARTICLE 53
16/18 HUDSON STREET SIDEWALK EASEMENT

ARTICLE 53: To see if the Town will vote to authorize the Select Board to acquire, by gift, purchase, or eminent domain, temporary and/or permanent easements on portions of the property located at 16/18 Hudson Street, for the purpose of constructing, reconstructing, and maintaining a sidewalk and related improvements, and further to authorize the Select Board to enter into agreements and execute any documents necessary to effectuate the purposes of this article, or take any other action relative thereto.

MOTION ARTICLE 53: Mitch Cohen, Select Board Chair moved that the Town vote to pass over Article 53.
PASSED by the required majority vote

ARTICLE 54
NORTHBOROUGH HOUSING AUTHORITY
CENTRE DRIVE SIDEWALK EASEMENT

ARTICLE 54: To see if the Town will vote to authorize the Select Board to acquire, by gift, purchase, or eminent domain, temporary and/or permanent easements on portions of the property located at 26 Village Drive, for the purpose of constructing, reconstructing, and maintaining a sidewalk and related improvements, and further to authorize the Select Board to enter into agreements and execute any documents necessary to effectuate the purposes of this article, or take any other action relative thereto.

MOTION ARTICLE 54: Mitch Cohen, Select Board Chair, moved that the Town vote to pass over Article 54.
PASSED by the required majority vote

ARTICLE 55
23 MAIN STREET SIDEWALK EASEMENT

ARTICLE 55: To see if the Town will vote to authorize the Select Board to acquire, by gift, purchase, or eminent domain, temporary and/or permanent easements on portions of the property located at 23 Main Street, for the purpose of constructing, reconstructing, and maintaining a sidewalk and related improvements, and further to authorize the Select Board to enter into agreements and execute any documents necessary to effectuate the purposes of this article, or take any other action relative thereto.

MOTION ARTICLE 55: Mitch Cohen, Select Board Chair, moved that the Town vote to pass over Article 55.
PASSED by the required majority vote

ARTICLE 56
ZONING BYLAW SECTION 7-02-040 DEFINITIONS

ARTICLE 56: To see if the Town will vote to amend Part 7 of the Northborough Town Code, the Northborough Zoning Bylaw Section 7-02-040, by adding the text shown below as underlined and deleting the text shown with strike-through or take any action relative thereto.

DWELLING UNIT – ~~A building designed and occupied as the living quarters of one (1) or more families. A~~ single housing unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. (See also Section 7-05-020.)

EXPLANATION: This article proposes a small but important update to the definition of "Dwelling Unit" in the Northborough Zoning Bylaw. The revised language clarifies that a dwelling unit is a single housing unit with all necessary living facilities, including space for living, sleeping, eating, cooking, and sanitation.

The update ensures consistency with the State's new definition of "dwelling unit" within the "Affordable Homes Act", which was signed into law by Governor Maura Healey on August 6, 2024.

MOTION ARTICLE 56: Amy Poretsky, Planning Board Member moved that the Town vote to amend Part 7 of the Northborough Town Code, Section 7-02-040 of the Northborough Zoning Bylaw, as printed in the warrant.

PASSED by the required 2/3rd vote

ARTICLE 57
ZONING BYLAW SECTION 7-03-050 SITE PLANS

ARTICLE 57: To see if the Town will vote to amend Part 7 of the Northborough Town Code, the Northborough Zoning Bylaw Section 7-03-050, by adding the text shown below as underlined and deleting the text shown with strike-through or take any action relative thereto.

A. Applicability

(3) Minor site plan review by the Building Inspector and Development Review Team shall be required for the following types of uses or activities:

(e) Construction or installation of a detached accessory dwelling unit whether a standalone structure or attached to an existing/proposed accessory structure such as a barn or garage;

EXPLANATION: This article proposes a minor update to the zoning bylaw to clarify that the construction or installation of a detached accessory dwelling unit (ADU) will require minor site plan review by the Building Inspector and Development Review Team.

This change ensures that detached ADUs, which are smaller independent housing units on the same property as a primary dwelling, undergo a basic review process for safety, zoning compliance, and proper site placement. It does not impose stricter regulations but rather provides a streamlined review to ensure responsible development.

MOTION ARTICLE 57: Amy Poretsky, Planning Board Member moved that the Town vote to amend Part 7 of the Northborough Town Code, the Northborough Zoning Bylaw Section 7-03-050, as printed in the Warrant.

PASSED by the required 2/3rd vote

ARTICLE 58

ZONING BYLAW SECTION 7-05-020 CLASSIFICATION OF USES

ARTICLE 58: To see if the Town will vote to amend Part 7 of the Northborough Town Code, the Northborough Zoning Bylaw Section 7-05-020C, by adding the text shown below as underlined and deleting the text shown with strike-through or take any action relative thereto.

C. Residential uses; accessory.

- (4) Accessory dwelling unit: A self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same lot as a Principal Dwelling, subject to otherwise applicable dimensional and parking requirements, that maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the Principal Dwelling sufficient to meet the requirements of the Building Code and Fire Code for safe egress, and is not larger in Gross Floor Area than ½ the Gross Floor Area of the Principal Dwelling or 900 square feet, whichever is smaller. An accessory dwelling unit may be detached, attached or internal to the Principal Dwelling or an accessory structure ~~dwelling unit subordinate in size and accessory to a detached single-family dwelling, which may be located within or attached to an owner-occupied single-family dwelling or detached existing structure, such as a garage or barn.~~

The definitions set forth in 760 CMR 71.00, et seq., as it may be amended, shall apply to all terms of this accessory dwelling unit bylaw not expressly defined herein.

The following conditions shall apply to an accessory dwelling unit:

~~(a) The owners of the dwelling with the accessory unit shall occupy one (1) of the units as their principal residence, except for temporary absences of not more than six (6) months. For the purposes of this bylaw, “owners” shall be one (1) or more individuals holding title to the property, and “principal residence” shall mean the owner’s residence for voting and tax purposes;~~

~~(a**b**) There shall be not more than one (1) accessory dwelling unit on a lot;~~

~~(e) The maximum gross floor area of the accessory dwelling unit shall not exceed eight hundred (800) square feet;~~

(b) An accessory dwelling unit shall adhere to the minimum dimensional requirements set forth in Zoning Bylaw Section 7-06-030, Table 2. Table of Density and Dimensional Regulations, as well as minimum setback requirements from wells and septic systems. Where feasible, a detached accessory dwelling shall be located to the rear or side of the Principal Dwelling and shall be set back a minimum of ten (10) feet from other buildings on the lot.

(c) An accessory dwelling unit shall be permitted within, or on a lot with, a pre-existing nonconforming structure if the accessory dwelling unit can be developed in conformance with the State Building Code, 760 CMR 71.00, and state law. An accessory dwelling unit shall be exempt from any required finding under M.G.L. c. 40A, Section 6.

(d) Where feasible, t~~The~~ accessory dwelling unit shall be designed so as to preserve the appearance of the existing Principal Dwelling ~~single-family dwelling~~ on the lot. Unless prohibited by the State Building Code, 780 CMR, all stairways to second or third stories shall be enclosed within ~~the exterior walls of the dwelling,~~ and any new entrance shall be located on the side or in the rear of the Principal Dwelling, to the extent feasible. ~~and~~

(e) A detached accessory dwelling unit should be similar in form, style, and building materials to the Principal

Dwelling. To the extent feasible, a detached accessory dwelling unit should not be taller than the Principal Dwelling.

(f) An accessory dwelling unit shall comply with 310 CMR 15.000: The State Environmental Code, Title 5 regulations for a single-family dwelling.

(g) A detached accessory dwelling unit shall have a separate dedicated water meter and a dedicated water service from the main to the unit. When feasible, the sewer service for the detached accessory dwelling unit shall run in series with the Principal Dwelling provided the connection is external and within the building lot. If a sewer connection cannot be made in series to the Principal Dwelling by gravity, a pump system should be considered. Any proposed sewer connections from the main to a detached accessory dwelling unit must be reviewed and approved by the Department of Public Works.

(he) There shall be provided at least one (1) off-street parking space for the accessory dwelling unit in addition to parking for the pPrincipal dDwelling. Off-street parking shall be located in a garage or carport, or in the driveway.

(ij) An accessory dwelling unit shall not be owned separately from the principal dwelling unit with which such accessory dwelling unit is associated.

EXPLANATION: This article proposes updates to the zoning bylaw regarding accessory dwelling units (ADUs), which are small, self-contained housing units located on the same lot as a principal dwelling. The changes include:

- Clarifying where ADUs can be: They can be inside or attached to a primary dwelling or detached accessory structure such as a garage or barn. They can also be a standalone structure.
- Size limitations: The maximum size of an ADU is now capped at 800 square feet (down from 900 square feet) or half the size of the principal dwelling, whichever is smaller.
- Residency requirement: Eliminates the residency requirement for property owners.
- Design requirements: The ADU should blend in with the appearance of the main dwelling and, if detached, should be located at the rear or side of the property, where feasible, with proper setbacks from other buildings.
- Utilities: Specifies requirements for municipal sewer and water services.
- Parking: At least one additional off-street parking space is required for the ADU, in addition to the spaces for the principal dwelling.
- Ownership: Specifies that the ADU cannot be owned separately from the principal dwelling.

These changes aim to make the rules around ADUs clearer and ensure consistency with the new requirements for ADUs within the “Affordable Homes Act”.

MOTION ARTICLE 58: Amy Poretsky, Planning Board Member moved that the Town vote to amend Part 7 of the Northborough Town Code, the Northborough Zoning Bylaw Section 7-05-020C, as printed in the Warrant.

PASSED by the required majority vote

ARTICLE 59

ZONING BYLAW SECTION 7-06-030 SUPPLEMENTAL REGULATIONS

ARTICLE 59: To see if the Town will vote to amend Part 7 of the Northborough Town Code, the Northborough Zoning Bylaw Section 7-06-030, to insert a new subsection F, as set forth in the underlined text below, or take any action relative thereto.

7-06-030 Supplemental regulations.

F. Lot shape.

No lot for building purposes shall be created which is substantially irregular in shape. For purposes of this provision, substantially irregular is defined as a lot having an index of regularity lower than four-tenths (0.4) for a conventional lot and twenty-five hundredths (0.25) for a reduced frontage lot as determined by the following formula:

$$r = \frac{16a}{p^2} \quad \text{Where:} \quad \begin{array}{l} r = \text{The index of regularity} \\ a = \text{The area of the lot in square feet} \\ p = \text{The perimeter of the lot in linear feet.} \end{array}$$

The formula may be applied solely to that portion of the lot that conforms to the minimum dimensional requirements of the bylaw (frontage and area), thus allowing greater irregularity on large parcels where that irregularity is not used to meet minimum requirements.

EXPLANATION: This article allows for some irregularity for reduced frontage and larger lots, as long as the irregular portion does not affect the lot's ability to meet minimum size and frontage requirements.

The goal of this amendment is to ensure that lots created for building are reasonably shaped. Property owners will be better able to use their property and site driveways, fences, sheds, swimming pools, and gardens if lots are compact.

MOTION ARTICLE 59: Amy Poretsky, Planning Board Member moved that the Town vote to amend Part 7 of the Northborough Town Code, the Northborough Zoning Bylaw Section 7-06-030 as printed in the Warrant.

PASSED by the required 2/3rd vote

ARTICLE 60

ZONING BYLAW SECTION 7-09-010 LAND CLEARING AND GRADING

ARTICLE 60: To see if the Town will vote to amend Part 7 of the Northborough Town Code, the Northborough Zoning Bylaw Section 7-09-010, to add the underlined text as set forth below, or take any action relative thereto.

A. Applicability

(2) Exemptions. The section shall not apply to the following activities:

- (g) Activities conducted under an earth removal permit issued by the Town of Northborough, or an Order of Conditions or Stormwater Management and Land Disturbance Permit issued by the Northborough Conservation Commission.

EXPLANATION: This article proposes an update to the zoning bylaw to include an exemption for specific activities already regulated by the Conservation Commission are not subject to the Land Clearing and Grading Bylaw, which requires a special permit from the Planning Board. This avoids redundancy and streamlines the permitting process for property owners and developers.

MOTION ARTICLE 60: Amy Poretsky, Planning Board member moved that the Town vote to amend Part 7 of the Northborough Town Code, the Northborough Zoning Bylaw Section 7-09-010 as printed in the Warrant.

PASSED by the required 2/3rd vote

ARTICLE 61

ZONING BYLAW SECTION 7-09-040 SIGNS

ARTICLE 61: To see if the Town will vote to amend Part 7 of the Northborough Town Code, the Northborough Zoning Bylaw, Section 7-09-040 Signs, by adding the text shown below as underlined and deleting the text shown below in strikethrough, and further to delete the internal numbering of definitions in Section 7-09-040.B and arrange the defined terms in alphabetical order or take any action relative thereto.

7-09-040 Signs.

B. Definitions. For the purpose of this section, the following terms shall have the following meanings:

~~(3)~~BANNER SIGN – A non-rigid, temporary sign intended to be hung either with or without frames, possessing characters, letters, illustrations or ornamentations applied to paper, plastic, or fabric of any kind. National flags, flags of political subdivisions, and flags with insignia of any government and symbolic flags of any institution or business shall not be considered banners for the purpose of this section.

BLADE SIGN – See projecting sign.

~~(4)~~FLAG - A piece of fabric or similar material, typically oblong or square, attachable by one edge to a pole or rope and used as a symbol, signal, seal, or emblem.

FRIEZE – A horizontal band or panel that is used for decoration on a building. This includes decorative facia, false mansards, or parapets on covered walkways and eaves.

GASOLINE/FUEL CANOPY SIGN - A permanent sign consisting of letters and/or a logo on the canopy placed over the gasoline, fuel and/or EV pumps.

MONUMENT SIGN – A sign which is attached to and in contact with the ground over the full width of its display area.

~~(25)~~PROJECTING OR BLADE SIGN - A sign which is permanently affixed to the exterior surface of a building or structure with the display area positioned perpendicular to the wall to which the sign is mounted.

~~(27)~~ROOF SIGN - A sign attached to or erected wholly upon and over the roof of any building and supported solely on the roof structure; including the lower slope of a gambrel or mansard roof.

SANDWICH BOARD SIGN – A single or double-faced temporary sign, that is self-supported, easily moved, and not affixed to a building, base structure, or the ground; this definition shall include signs commonly referred to as A-frame and T-frame.

(33) TEMPORARY SIGN - A sign that is used only temporarily, for a specific length of time, and is not permanently mounted, including sandwich board signs and banner signs.

(36) WALL SIGN - A sign which is painted or otherwise permanently affixed to a vertical exterior surface of a building or structure with the display area positioned parallel with the wall to which the sign is mounted, and including such a sign affixed to a parapet or frieze, to the lower slope of a gambrel or mansard roof.

WINDOW WRAP – A film that is applied to a window to create a custom design, pattern or color.

C. Sign permits. Non-Conformity and Compliance.

(2) Design review by the Design Review Committee is required for any wall, projecting, awning, or freestanding sign in the Downtown Business District. The Design Review Committee may prepare, and the Planning Board may adopt, guidelines relating to appropriate sign design for the Downtown Business District. The Design Review Committee shall review the sign permit application for compliance with those Guidelines and send its written review letter with recommendations regarding sign design to the Building Inspector within twenty (20) days of receipt of the sign permit application. Failure of the Design Review Committee to act within twenty (20) days of receipt of the application shall be deemed a lack of opposition thereto. The deadline may be extended by mutual agreement of the Design Review Committee and the applicant.

(23) All signs erected hereunder shall be erected in the exact location and manner described in the permit.

(34) The re-lettering of a sign shall be equivalent to the erecting of a new sign, except when the original wording is reproduced.

(5) Nonconforming signs shall not be altered, enlarged, redesigned, or structurally altered except in conformity with this bylaw.

D. Basic requirements.

(3) No sign shall be part of or attached to roofs (7-09-040E.(3)) or marquees or awnings.

(4) Flashing, moving and animated signs, and signs designed to attract the eye by intermittent or repeated motions are prohibited.

(9) Construction, erection and location of all freestanding signs shall be subject to the approval of the Building Inspector. A freestanding sign shall be erected only on the property that is advertised. No freestanding signs shall be erected if they create a safety hazard to vehicular or pedestrian traffic, in the opinion of the Building Inspector.

(15) Awning signs are allowed for first floor businesses only and shall not extend above or beyond any top or side edge of the façade, cornice, moldings or trim of the building to which the awning is attached. Signs are allowed on 10% of the awning and shall only consist of the name of the establishment, business logo, and/or address.

(16) Projecting/blade signs are subject to a minimum height requirement of ten (10) feet from grade level to the bottom of the sign. A projecting sign shall not extend vertically above the highest point of the building façade

upon which it is mounted and shall not extend over a walkway in excess of two-thirds (2/3) of the width of the sidewalk.

(17) Window wraps are intended as a window cover. Window wraps may cover the whole window but only ten (10%) percent of the window wrap may incorporate signage. Window wrap designs shall be reviewed by the Design Review Committee before installation.

(18) Signs attached to any utility box or pole, tree, fence, or hydrant are prohibited.

(19) Signs on fuel canopies shall not exceed twenty percent (20%) of the surface area of each side of the fuel canopy and shall only consist of the name of the establishment, logo, and/or address.

(20) In the business districts, one (1) sandwich board sign not to exceed fifteen (15) square feet may be used for each tenant provided that it does not interrupt the safe flow of ADA/AAB, pedestrian, cyclist or automobile traffic. The sign shall be brought in at the close of business each day.

E. Construction and maintenance of signs.

(2) No sign shall be painted or posted directly on the exterior surface of any wall ~~except glazing, including windows and doors~~. All signs must be painted, posted or otherwise securely affixed to a substantial intermediate removable surface, and such surface shall be securely affixed to the wall of the building. However, the foregoing shall not prevent installation of a sign by individual letters or devices cut into or securely affixed to the exterior wall of a building; provided, that such letters or devices have a minimum depth or projection of one-fourth (1/4) of an inch. The material of the sign and intermediate surface, and the manner of affixing the sign to the intermediate surface and of the intermediate surface to the wall of the building, shall be subject to the approval of the Building Inspector for the purpose of protecting the safety of the public. ~~Notwithstanding the foregoing, signs may be painted or posted on the interior surface of any wall, including windows and doors.~~

(3) A wall sign attached to a building shall be securely affixed to one (1) of the walls of the building. The sign shall not project beyond the face of any other wall of the building or above the top of the wall to which it is attached, nor shall it be located on the roof of any building. In the case of a sign parallel to the wall, the sign shall not project more than twelve (12) inches. In the case of a sign perpendicular to the wall, the sign shall not project more than six (6) feet from the face of the wall to which it is attached. If the sign is attached to a parapet, it shall not exceed the height of the parapet.

G. Signs in business districts.

(1) Type, size and number of signs. Each business establishment shall be allowed one (1) directory and window signs and not more than two (2) of the following types of signs: wall, projecting/blade, freestanding, or awning.

~~There shall not be more than the following on each lot:~~

(a) Downtown Business District.

[1] Lot with one (1) or two (2) tenants:

[a] Freestanding sign: one (1) freestanding sign; size not to exceed thirty-two (32) square feet, height not to exceed ten (10) feet as measured from the ground to the highest point of the sign or twelve (12) feet to the top of the sign structure. The freestanding sign shall indicate the name(s) of tenant(s) of the facility, in a fixed manner. Auto filling stations

~~and~~ may have an additional sixteen (16) square feet of space for changeable copy message.

[b] Wall sign: one (1) wall sign not to exceed 10% of the wall size of the unit or thirty-two (32) square feet in area (whichever is smaller) for each tenant or two (2) wall signs with a combined total area not to exceed thirty-two (32) square feet.

[c] Directory sign: one (1) directory of the tenants of the building, affixed to the exterior wall. The area of the directory sign shall not exceed one (1) square foot for each tenant of the building.

[d] Projecting Sign: one (1) sign for each tenant on each elevation of a building with a customer entrance.

[2] Lot with three (3) or more tenants.

[a] Freestanding sign: one (1) freestanding sign for each ten (10) tenants; size not to exceed forty (40) square feet, height not to exceed ten (10) feet as measured from the ground to the highest point of the sign or twelve (12) feet to the top of the sign structure. The freestanding sign shall indicate the name of the facility in a fixed manner, and may include space for listing of individual tenants. Auto filling stations ~~and~~ may have an additional twenty (20) square feet of space for changeable copy message. When more than one (1) freestanding sign on a lot, there shall be not less than fifty (50) feet between signs and no sign shall be located so as to obstruct the viewing of any other sign.

[b] Wall sign: one (1) wall sign not to exceed 10% of the unit wall space of the unit or thirty-two (32) square feet, whichever is smaller, for each tenant, attached to the wall of the store, or two (2) wall signs with a combined total area not exceeding thirty-two (32) square feet.

[c] Directory sign: one (1) directory of the tenants affixed to the exterior wall of the building. Such directory sign shall not exceed an area determined on the basis of one (1) square foot for each tenant of the building.

[d] Projecting/Blade Sign: one (1) sign for each tenant on each elevation of a building with a customer entrance.

(b) Business East, Business West, and Business South Districts.

[1] Lot with one (1) or two (2) tenants.

[a] Freestanding sign: one (1) freestanding sign, size not to exceed thirty-two (32) square feet in area, height not to exceed ten (10) feet as measured from the ground to the highest point of the sign or twelve (12) feet to the top of the sign structure. The freestanding sign shall indicate the name(s) of the tenant(s) in a fixed manner and may have an additional sixteen (16) square feet of space for changeable-copy message.

[b] Wall sign: one (1) wall sign not to exceed 10% of the wall size of the unit or thirty-two (32) square feet in area, whichever is smaller, for each tenant, or two (2) wall signs with a combined total area not to exceed thirty-two (32) square feet.

[c] Directory sign: one (1) directory of the tenants of the facility, affixed to the exterior wall. Such directory sign shall not exceed an area determined on the basis of one (1) square foot for each tenant of the building.

[2] Lot with three (3) or more tenants.

[a] Freestanding sign: one (1) freestanding sign for each ten (10) tenants located on the lot; size not to exceed fifty (50) square feet, height not to exceed ten (10) feet as measured from the ground to the highest point of the sign or twelve (12) feet to the top of the sign structure. The freestanding sign shall indicate the name of the facility in a fixed manner and may have space for listings of individual tenants. and may have an additional twenty-five (25) square feet of space for changeable-copy message.-When there is more than one (1) freestanding sign on a lot, there shall be not less than fifty (50) feet between signs, and no sign shall be located to obstruct the viewing of any other sign.

[b] Wall sign: one (1) wall sign not to exceed 10% of the wall size of the unit or thirty-two (32) square feet, whichever is smaller, for each tenant, attached to the wall of the store, or two (2) wall signs with a combined total area not exceeding thirty-two (32) square feet.

[c] Directory sign: one (1) directory of the tenants of the building affixed to the exterior wall of the building. Such directory sign shall not exceed an area determined on the basis of one (1) square foot for each tenant of the building.

~~(2) Location:~~

~~(a) A freestanding sign shall be permitted only when erected on the property which is advertised, and no portion of the sign shall be located within the airspace above any other abutting property.~~

~~(b) A wall sign attached to a building shall be securely affixed to one (1) of the walls of the building. The sign shall not project beyond the face of any other wall of the building or above the top of the wall to which it is attached, nor shall it be located on the roof of any building. In the case of a sign parallel to the wall, the sign shall not project more than twelve (12) inches. In the case of a sign perpendicular to the wall, the sign shall not project more than six (6) feet from the face of the wall to which it is attached. If the sign is attached to a parapet, it shall not exceed the height of the parapet.~~

~~(c) In no case shall any sign or part thereof project over a property line or over a public way.~~

EXPLANATION: This article:

1. Updates and redefines various types of signs, such as banner signs, blade signs, and roof signs, among others. The definitions are also being reorganized in alphabetical order for clarity.
2. Restrictions on signs like flashing or animated signs.
3. Permits greater variety of sign types, including awning, projecting, and sandwich board signs.
4. Provides mechanism for the Design Review Committee to review wall, projecting, awning, and freestanding signs in the Downtown Business District only.

Overall, the amendments aim to update, clarify, and reorganize the signage regulations to improve readability and address specific sign types and their restrictions.

MOTION ARTICLE 61: Amy Poretsky, Planning Board Member moved that the Town vote to amend Part 7 of the Northborough Town Code, the Northborough Zoning Bylaw, Section 7-09-040 Signs, as printed in the Warrant.

PASSED by the required 2/3rd vote

ARTICLE 62

ZONING BYLAW SECTION 7-10-070 INCLUSION OF AFFORDABLE HOUSING

ARTICLE 62: To see if the Town will vote to amend Part 7 of the Northborough Town Code, the Northborough Zoning Bylaw by adding a new Section 7-10-070 as set forth in the underlined text below, or take any action relative thereto.

Add Section 7-10-070 Inclusion of affordable housing.

7-10-070 Inclusion of affordable housing.

- A. Purpose and intent. The purposes of this Inclusion of affordable housing bylaw are to encourage development of housing that is affordable for eligible households with low and moderate-income levels, and to provide housing options for current Northborough residents, people who work in Northborough, and veterans. At a minimum, affordable housing produced through this regulation shall be in compliance with the requirements set forth in G.L. c. 40B Sections 20-23 and other affordable housing programs developed by state, county and local governments. It is intended that the affordable housing units that result from this bylaw are eligible for listing on the Subsidized Housing Inventory.
- B. Definitions. Where used in this Section, the following terms shall have the following meanings:
- (1) **AFFORDABLE DWELLING UNIT** - A dwelling unit that is affordable to and occupied by a household qualifying as low- or moderate-income, as these terms are defined for the area by the Massachusetts Executive Office of Housing and Liveable Communities (EOHLC), or successor agency.
 - (2) **AFFORDABLE HOUSING RESTRICTION** – A contract, mortgage agreement, deed restriction, or other legal instrument acceptable in form and substance to the Town of Northborough, that effectively restricts occupancy of an Affordable Dwelling Unit to a qualified purchaser or renter, and which provides for administration, monitoring, and enforcement of the restriction during the term of affordability. An affordable housing restriction shall run with the land in perpetuity or for the maximum period allowed by law and shall be entered into and enforceable under the provisions of M.G.L c. 184, §§ 31-33 or other applicable provision of state law.
 - (3) **AREA MEDIAN INCOME (AMI)** – The median family income for the metropolitan area that includes the Town of Northborough as defined in the annual schedule of low- and moderate-income limits published by the U.S. Department of Housing and Urban Development (HUD), adjusted for household size.
 - (4) **LOCAL INITIATIVE PROGRAM (LIP)** – A program administered by EOHLC pursuant to 760 CMR 56.00, or successor regulation, to develop and implement local housing initiatives that produce low- and moderate-income housing, with or without a comprehensive permit as defined in M.G.L c. 40B, § 20 through § 23.
 - (5) **SUBSIDIZED HOUSING INVENTORY (SHI)** – Chapter 40B Subsidized Housing Inventory as provided in 760 CMR 56.03, or successor regulation.
- C. Applicability. In all residential districts, Downtown Business, Business East, and Business West Districts, and the Residential-Open Space Planning Overlay District (Section 7-07-040), the inclusionary zoning provisions of this section shall apply to any Development, as herein defined, as follows:

(1) A Development shall consist of the following:

- (a) A net increase of ten (10) or more dwelling units, whether by new construction or by the alteration, expansion, reconstruction, or change of an existing residential or non-residential space, whether on one or more contiguous parcels;
- (b) Any new division of land providing for the development of ten (10) or more dwelling units, including, but not limited to those consisting of approval not required (ANR) lots, or any combination of subdivision and ANR lots. Dwelling units shall be considered as part of a single development if located either on a single parcel or contiguous parcels of land which have been held in common ownership on or after the effective date of this Section;
- (c) Any assisted living facility that contains ten (10) or more assisted living units and accompanying services;

(2) To address the possible segmentation of Developments over time, any construction that results in additional dwelling units from the date of issuance of the inclusionary housing permit or from issuance of a new construction residential building permit, whichever comes later, over a ten-year-period shall be subject to this Section;

(3) An applicant may not establish surrogate or subsidiary entities to avoid the requirements of this Section.

(4) Exemptions.

- (a) This Section does not apply to the rehabilitation of any building or structure, all of or substantially all of which is destroyed or damaged by fire or other casualty or act of God; provided, however, no rehabilitation nor repair shall increase the density, bulk or size of any such building or structure which previously existed prior to the damage or destruction thereof without triggering the requirements of this Section.
- (b) This Section does not apply to dwelling units constructed pursuant to the Multifamily Development Overlay District (MDOD). Multi-family dwelling units within the MDOD shall be subject to the affordability requirements set forth in Section 7-07-050G.

D. Inclusionary Housing Permit. Any Development as set forth in Section 7-10-070C.(1)(above) shall require an inclusionary housing permit. The Planning Board shall be the inclusionary housing permit granting authority for by-right uses, dwellings constructed within an Open Space Residential Design (OSRD) development and uses requiring a special permit in accordance with the Table of Uses in Section 7-05-030 and Section 7-10-070H.(below). The Zoning Board of Appeals shall be the inclusionary housing permit granting authority for uses requiring a special permit in accordance with the Table of Uses in Section 7-05-030 and Section 7-10-070H.(below). The procedure set forth in Section 7-05-030.C(1) shall govern issuance of this permit. No use or construction of a Development subject to the requirements of this bylaw shall commence until the permit is issued.

E. Procedures and regulations. To implement this Section, the permit granting authority may adopt rules and regulations consistent with the provisions herein, further specifying and defining submission requirements and procedures.

F. Mandatory provision of affordable dwelling units.

(1) At least fifteen percent (15%) of the units subject to this Section shall be established as Affordable Dwelling Units in any one or a combination of methods provided for below:

- (a) **On-Site:** Constructed or rehabilitated on the locus subject to the inclusionary zoning provisions;
- (b) **Off-Site:** Constructed or rehabilitated on a locus different than the Development subject to the inclusionary zoning provisions. Off-site units need not be located in the same zoning district as the Development. The applicant shall demonstrate site control and submit a site plan in conformance with the site plan submission requirements (Planning Board Rules and Regulations Section 7.2). The applicant shall also submit a current appraisal and proof of financing to complete the off-site development or rehabilitation, as well as other relevant information that may be requested by the permit granting authority or the Planning Department;
- (c) The applicant may offer and the permit granting authority may accept, any combination of Section 7-10-070F.(1)(a & b) provided that in no event shall the total number of units be less than the equivalent number or value of affordable units required by this section.
- (2) For purposes of calculating the number of market rate and Affordable Dwelling Units within the Development, any fractional unit shall be deemed to constitute a whole unit, rounding up.
- (3) Affordable Dwelling Units shall be Local Action Units developed in compliance with the requirements of the Commonwealth of Massachusetts Executive Office of Housing and Liveable Communities (EOHLC), or successor agency as part of the Local Initiative Program, 760 CMR 56.00, or otherwise. All such Affordable Dwelling Units shall qualify for inclusion on the Subsidized Housing Inventory (SHI) maintained by the EOHLC.
- (4) All Affordable Dwelling Units shall be subject to an affordable housing restriction, consistent with the universal deed rider used in the Local Initiative Program, 760 CMR 56.00, which shall be recorded with the Worcester Registry of Deeds or registry district of the Land Court. The term of the Affordable Housing Restriction shall be in perpetuity. Each Affordable Dwelling Unit shall comply with EOHLC' Affirmative Fair Housing Marketing and Resident Selection Plan Guidelines. No certificate of occupancy for a dwelling unit in the development shall be issued until the Affordable Housing Restriction is recorded.

G. Local Preference.

To the extent practicable and consistent with reasonable marketing efforts, local preference shall be given for the maximum number of affordable housing opportunities in each development subject to this Section. To the extent permitted by law, and to the extent permitted by programs under the jurisdiction of EOHLC, local preference for rentals, sales and resales shall be given as follows, but not necessarily in this order:

- (1) Qualified Northborough residents shall have a first opportunity and preference for the Affordable Housing Dwelling Units created under this Section. For the purposes of this requirement, "Northborough residents" shall be defined as a current Town of Northborough resident (as established through certification by the Northborough Town Clerk based on census, voting registration, or other acceptable evidence), or
- (2) Current employee of the Town of Northborough, or
- (3) Current employee of a business establishment located in Northborough, or
- (4) Household with children attending the Northborough/Southborough Regional Public School District
or,
- (5) Veterans pursuant to M.G.L. c. 40A, § 18.

H. Use regulations.

- (1) Where Affordable Dwelling Units are to be accommodated on the locus subject to the inclusionary housing provisions, the permit granting authority may waive the use regulations specified in Section 7-05-030, allowing up to twenty percent (20%) of the total number of dwelling units within the Development to be residential uses not otherwise permitted in the underlying zoning as follows:

<u>USES</u>	<u>RA</u>	<u>RB</u>	<u>RC</u>	<u>GR</u>	<u>MSR</u>	<u>DN</u>	<u>DB</u>	<u>BE</u>	<u>BW</u>
<u>Principal Uses</u>									
<u>Single-family dwelling, detached</u>	<u>Y*</u>	<u>Y*</u>	<u>Y*</u>	<u>Y*</u>	<u>Y*</u>	<u>Y*</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Cottage dwelling</u>	<u>PB</u>	<u>PB</u>	<u>PB</u>	<u>PB</u>	<u>N</u>	<u>BA*</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Single-family dwelling, attached</u>	<u>N</u>	<u>PB</u>	<u>PB</u>	<u>PB</u>	<u>Y*</u>	<u>Y*</u>	<u>BA*</u>	<u>BA</u>	<u>BA</u>
<u>Two-family dwelling</u>	<u>PB</u>	<u>PB</u>	<u>PB*</u>	<u>PB*</u>	<u>PB*</u>	<u>BA*</u>	<u>BA</u>	<u>BA</u>	<u>BA</u>
<u>Multifamily dwelling</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>PB</u>	<u>PB</u>	<u>Y*</u>	<u>BA*</u>	<u>BA</u>	<u>BA*</u>

*Currently an allowed use per Section 7-05-030 Table 1. Table of Uses

I. Density bonus.

- (1) Where Affordable Dwelling Units are to be accommodated on the locus subject to the inclusionary housing provisions, the permit granting authority may allow the number of market-rate dwelling units to be increased by the required number of Affordable Dwelling Units rounding up. For example, for a development that must provide two Affordable Dwelling Units, two (2) additional market-rate unit may be allowed on-site. The permit granting authority may allow, by special permit, a reduction in the density and dimensional requirements specified in Section 7-06-020 to accommodate the additional units on the site and to locate them within areas most suitable for increased density. No individual lot shall be reduced in area or frontage to less than eighty percent (80%) of the required minimum specified in Section 7-06-020, Table 2. Table of Density and Dimensional Regulations for the applicable zoning district.
- (2) Where Affordable Dwelling Units are to be accommodated on a locus different than the one subject to the inclusionary housing provisions, the permit granting authority may allow the number of market-rate dwelling units to be increased by one-half (1/2) the required number of Affordable Dwelling Units rounding up. For example, for a development that must provide two (2) Affordable Dwelling Units, one (1) additional market-rate unit may be allowed on the locus subject to the inclusionary housing provisions. The permit granting authority may, by special permit, vary the density and dimensional requirements specified in 7-06-020 to accommodate the additional units on

the site and to locate them within areas most suitable for increased density. No individual lot shall be reduced in area or frontage to less than eighty percent (80%) of the required minimum specified in Section 7-06-020, Table 2. Table of Density and Dimensional Regulations for the applicable zoning district.

J. Design and performance standards.

- (1) Affordable Dwelling Units constructed or rehabilitated on the locus subject to the inclusionary zoning provisions:
 - (a) Shall be indistinguishably interspersed throughout the Development.
 - (b) Should be equal in quality, layout, construction materials, fixtures, mechanical systems, appliances, energy efficiency, and interior and exterior finishes to the base level market rate units in the development.
 - (c) Occupants of Affordable Dwelling Units shall have the same access to common areas, facilities (including bicycle storage and EV charging stations) and services as occupants of market rate units in the development.
 - (d) The total number of bedrooms in Affordable Dwelling Units shall be proportionate to the total number of bedrooms in all units of the development.
 - (e) The Affordable Dwelling Units shall include a garage(s) and/or parking space if the market-rate units include a garage(s) and/or parking space.
 - (f) In Developments constructed in phases, Affordable Dwelling Units shall be constructed and occupied in proportion to the number of market rate units in each phase of the Development.
- (2) Affordable Dwelling Units constructed or rehabilitated on a locus different than the one subject to the inclusionary housing provisions:
 - (a) Shall complement the character of the surrounding neighborhood.
 - (b) Should be equal in quality, construction materials, fixtures, and mechanical systems to the base level market rate units in the Development subject to the inclusionary zoning provisions.
 - (c) The location of these units shall be approved by the permit granting authority as an integral element of the review and approval process for the Development subject to the inclusionary housing provisions.
 - (d) Rehabilitated dwelling unit(s) shall comply with EOHLC's HOME/HSF/CIPF/CATNHP Construction/Rehabilitation Guidelines, as may be amended, and the State Building Code as amended by Massachusetts regulations 780 CMR, as may be amended.
 - (e) In Developments that are constructed in phases, Affordable Dwelling Units shall be constructed and occupied in proportion to the number units in each phase of the Development subject to the inclusionary housing provisions.
- (3) To the extent permitted by law, twenty percent (20%) of the required Affordable Dwelling Units within a multifamily or mixed-use development consisting of thirty (30) or more dwelling units shall be fully accessible units, as defined under the Massachusetts Architectural Access Board (AAB) CMR 521, as amended.

- (4) The Building Inspector is authorized to inspect the premises to ensure that the developer has complied with all applicable design and performance standards and, if necessary, require reasonable changes to achieve compliance.
- (5) No certificate of occupancy shall be issued for any dwelling unit in a Development subject to the inclusionary zoning provisions until all deed restrictions, regulatory agreements and/or other documents necessary to ensure compliance by the applicant (and any purchasers of the affordable housing units) with the requirements of this Section have been executed and recorded with the Worcester County Registry of Deeds or registry district of the Land Court.

EXPLANATION: This article proposes a new section, 7-10-070, to the Northborough Zoning Bylaw to encourage the development of affordable housing. Key points include:

1. Purpose: The bylaw aims to provide affordable housing for low- and moderate-income households, including local residents, workers, and veterans, while complying with state regulations.
2. Applicability: Applies to residential and certain business districts for projects adding 10 or more dwelling units, any division of land resulting in the development of 10 or more dwelling units, and new assisted living facilities containing 10 or more units.
3. Inclusionary Housing Permit: Projects must obtain an Inclusionary Housing Permit for development and follow certain procedures.
4. Affordable Housing Requirements: At least 15% of units in qualifying projects must be affordable, either on-site or off-site. Affordable units must comply with state regulations and be listed on the Subsidized Housing Inventory.
5. Local Preference: Preference for affordable housing units is given to local residents, employees, and veterans.
6. Density Bonus: Developers may receive density bonuses via special permit for including affordable units, subject to conditions.
7. Design Standards: Affordable units must meet certain quality and design standards and be integrated with market-rate units.

The bylaw is designed to ensure that new developments contribute to affordable housing availability in Northborough with an eye towards maintaining compliance with MA General Law Chapter 40B.

MOTION ARTICLE 62: Anthony Zitton, Planning Board Member moved the Town vote to amend Part 7 of the Northborough Town Code, the Northborough Zoning Bylaw to add a new Section 7-10-070 as printed in the Warrant.

PASSED by the required 2/3rd vote

Motion to adjourn and dissolve the meeting by Moderator, Frederick George at 8:50pm PASSED by required majority vote

137 Voters were checked in tonight, Thursday, May 1, 2025



ELECTION RESULTS



**Town of Northborough
Annual Town Election
Official Election Results
Tuesday, May 13, 2025**

CANDIDATE			PRECINCT 1	PRECINCT 2	PRECINCT 3	PRECINCT 4	TOTALS			
	Votes Cast:		113	137	175	154	579			
MODERATOR	1yr	vote 1								
Frederick A. George - incumbent			53	82	107	80	322			
Aaron Hutchins - Write-In Candidate			52	38	61	49	200			
Misc. Write-ins			0	2	2	4	8			
Blanks			8	15	5	21	49			
TOTALS			113	137	175	154	579			
SELECT BOARD	3yr	vote 1								
Jonathan C. Rea			90	105	141	106	442			
Write-ins			2	10	8	10	30			
Blanks			21	22	26	38	107			
TOTALS			113	137	175	154	579			
PLANNING BOARD	3yr	vote 1								
William R. Pierce - incumbent			82	104	135	111	432			
Write-ins			1	2	4	3	10			
Blanks			30	31	36	40	137			
TOTALS			113	137	175	154	579			
PLANNING BOARD (Partial Term)	2yr	vote 1								
Bradford A. Blanchette			44	52	93	45	234			
Carter C. Brannon			61	76	73	99	309			
Write-ins			1	2	2	1	6			
Blanks			7	7	7	9	30			
TOTALS			113	137	175	154	579			
SCHOOL COMMITTEE	3yr	vote 1								
Bryce Adam MacKnight - incumbent			91	110	140	113	454			
Write-ins			2	2	1	2	7			
Blanks			20	25	34	39	118			
TOTALS			113	137	175	154	579			
NB/SB REGIONAL SCHOOL	3yr	vote 1								
Northborough Candidate								N'boro Votes	S'boro Votes	TOTAL:
Joan Galla Frank - incumbent			89	114	147	112	462	1338	1800	
Write-ins			2	2	1	4	9	3	12	
Blanks			22	21	27	38	108	679	787	
TOTALS			113	137	175	154	579	2020	2599	
NB/SB REGIONAL SCHOOL	3yr	vote 1								
Southborough Candidate								N'boro Votes	S'boro Votes	TOTAL:
Matthew J. Spencer			83	105	133	111	432	1399	1831	
Write-ins			0	3	1	4	8	8	16	
Blanks			30	29	41	39	139	613	752	
TOTALS			113	137	175	154	579	2020	2599	

*Total Reg Voters Prec. 1 = 3074
 *Total Reg Voters Prec. 2 = 2963
 *Total Reg Voters Prec. 3 = 3051
 *Total Reg Voters Prec. 4 = 3007
 TOTAL # REG VOTERS = **12,095**

Total Votes Cast in Precinct 1 = 113
 Total Votes Cast in Precinct 2 = 137
 Total Votes Cast in Precinct 3 = 175
 Total Votes Cast in Precinct 4 = 154
 Total # Votes Cast **579**

Voter Turnout %: **4.79%**

A True Copy Attest:

Andrew T. Dowd

**Andrew T. Dowd,
Town Clerk**

*As of April 18, 2025: Deadline to register
 Winners are indicated in Bold Italics

