

Justin Paré, President
Keith Lapointe, Vice President
John Costello
Daniel Donovan
Mark Gould, Jr.



Kevin McCarthy
John Simmons
Andrea Slobogan
Laura Wagner

Town of North Attleborough
TOWN COUNCIL

PUBLIC MEETING

43 South Washington Street, North Attleborough, MA 02760
Phone: (508) 699-0100 ext. 2555

FEBRUARY 23, at 7:00 PM

Town Hall - JoAnn Cathcart Conference Room
43 South Washington St. North Attleborough, MA

I. Pledge Of Allegiance

II. Approval Of Minutes

- a. Approval of Town Council Minutes of February 9, 2026

III. Town Councilor Community Updates

IV. Town Manager's Report

[*TOWN MANAGER'S REPORT*](#)

V. Resident And Community Comment

VI. Confirmations

- a. None at this time

VII. Sub-Committee Reports

- a. Finance

- i. Measure 2026-048- Authorization to repurpose funds from the Town-Wide Technology Plan Account in the amount of \$33,611.88, to be used to purchase Multi-Factor Authentication Software

Documents:

[*MEASURE 2026-048- AUTHORIZATION TO REPURPOSE FUNDS FOR MFA SOFTWARE.SIGNED.PDF*](#)

- b. Economic Growth & Sustainability

- c. By-Law

- i. Update on Measure 2026-046- To amend the Zoning Bylaws to add a

new section establishing Multi-Use Overlay Districts (MXO)

Documents:

[*MEASURE 2026-046 - MULTI USE OVERLAY DISTRICTS.V2.SIGNED.PDF*](#)

- d. Rules
- e. School Committee Representative
- f. School Building Committee (MSBA)
- g. Communication, Public Participation & Engagement
- h. Local Emergency Planning
- i. Audit Committee

VIII. Old Business

- a. None at this time.

IX. New Business

- a. Measure 2026-056- Authorization to Transfer Funds in the amount of \$21,500 from Completed Capital Projects to supplement the Council on Aging Operating Budget

Documents:

[*MEASURE 2026-056-AUTHORIZATION TO TRANSFER FUNDS OF COMPLETED CAPITAL PROJECTS TO SENIOR CENTER OPERATING BUDGET.SIGNED.COMPLETE.PDF*](#)

- b. Measure 2026-057- Authorization to Rescind Borrowing Authorization - Hillman Well PFAs Design \$500,000.00

Documents:

[*MEASURE 2026-057-AUTHORIZATION TO RESCIND BORROWING-HILLMAN WELL PFAS DESIGN.SIGNED.COMPLETE.PDF*](#)

- c. Measure 2026-058- Proposal of Zoning Amendment to Allow New and Used Auto Dealerships in the C-30, C-60, and IC-30 Zones by Planning Board Special Permit

Documents:

[*MEASURE 2026-058- ZONING AMENDMENT TO ALLOW NEW AND USED AUTO DEALERSHIPS BY PLANNING BOARD SPECIAL PERMIT.SIGNED.COMPLETE.PDF*](#)

- d. Measure 2026-059- Authorize Police Staffing at all Polling Places and Delegate Deployment to the Chief of Police

Documents:

[*MEASURE 2026-059- AUTHORIZATION TO DELEGATE NAPD POLICE CHIEF DETAILS FOR ELECTION.SIGNED.COMPLETE.PDF*](#)

X. Adjournment

- a. I certify that on this date, this Notice was posted as Town Council Meeting at www.nattleboro.com . FEBRUARY 19, 2026 Kerrin M. Billinghoff, Clerk of the Council
- b. *Paper copies of Measures can be obtained at the Town Manager's Office at the North Attleborough Town Hall between the hours of 8:00AM-4:30PM Monday through Thursday, and Friday 8:00AM -12:00PM.* *Hardcopies of all "Voted Measures" can be obtained in the Town Clerk's Office at the North Attleborough Town Hall between the hours of 8:00AM-4:30PM Monday through Thursday, and Friday 8:00AM -12:00PM upon request. *

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All measures can be accessed in the [Measures Database](#)



Measure #: 2026-048

TOWN COUNCIL MEASURE SUBMITTAL

Date: 2/9/2026

Submitted By: IT Department

Telephone #: 508-699-0100

MEASURE DESCRIPTION:

Authorization to repurpose funds from the Town-Wide Technology Plan Account in the amount of \$33,611.88, to be used to purchase Multi-factor Authentication Software

Signed: _____

Digitally signed by Michael D. Borg
DN: cn=Michael D. Borg, o=North Attleborough,
email=mdborg@nattleboro.com, c=US
Reason: I am the author of this document
Date: 2026.02.02 14:11:17 -05'00'

PURPOSE AND JUSTIFICATION:

The remaining balance in the Town-Wide Technology Plan account (31122271-585002) is \$34,427.58. The IT Department would like to use those funds to purchase Multi-Factor Authentication (MFA) software for FY26 (\$33,611.88). MFA software was previously funded via State and Federal Grants, but it is not the Town's responsibility to fund it going forward.

SPECIAL REQUIREMENTS:

ATTACHMENTS: Insight MFA Quote

REFER TO SUB-COMMITTEE: FINCOM

Measure #: 2026-048

TOWN COUNCIL MEASURE SUBMITTAL

Date: 2/9/2026	Submitted By: IT Department	Telephone #: 508-699-0100
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PURPOSE AND JUSTIFICATION CONTINUED:



Measure #: 2026-046

TOWN COUNCIL MEASURE SUBMITTAL

Date: 1/12/2026

Submitted By: Town Manager

Telephone #: 508-699-0100

MEASURE DESCRIPTION:

To amend the Zoning Bylaws to add a new section establishing Multi-Use Overlay Districts (MXO).

Signed: _____

Digitally signed by Michael D. Borg
DN: cn=Michael D. Borg, o=North Attleborough,
email=mborg@nattleboro.com, c=US
Reason: I am the author of this document
Date: 2026.01.12 08:55:24 -05'00'

PURPOSE AND JUSTIFICATION:

To see if the Town will vote to amend its Zoning Bylaws to add a new section tentatively titled Multi-use Overlay Districts (MXO). This section will create five overlay subdistricts: MXO Mall, MXO Route 1 South, MXO Route 1 North, MXO Downtown Community & Business, and MXO Kelley Boulevard. This bylaw amendment is a modernization effort to the Town's zoning and to position Route 1 and other commercial areas for economic development that targets the latest industries, promotes high value commercial development, and allows more uses all by special permit.

SPECIAL REQUIREMENTS:

ATTACHMENTS: MXO bylaw and boundaries draft.

REFER TO SUB-COMMITTEE: By-law Subcommittee, Planning Board

Article II – Districts

§ 290-10 Multi-use Overlay Districts (MXO)

1. Purpose

The Mixed-Use Overlay (MXO) is established as an overlay zoning district with five subdistricts: MXO Route 1 South, MXO Route 1 North, MXO Downtown Community & Business, MXO Mall, and MXO Kelley Boulevard. Its purpose is to allow greater flexibility and imaginative design for the development of a variety of uses together that is generally not possible under conventional zoning including but not limited to retail, medical, office space, manufacturing, residential, technology & life sciences, and restaurants. Also, to encourage the adaptive reuse of vacant or underutilized buildings or structures for the creation of centers of economic activity that serve as attractive places to live, work, and shop along Route 1 and Kelley Boulevard. Further, the MXO shall allow a harmonious variety of uses through the Planning Board, the Special Permit Granting Authority (SPGA), while encouraging economic development and vitality to its subdistricts.

2. Authority

The MXO is herein established as an overlay zoning district. The Planning Board is hereby designated as the SPGA for proposed developments under the MXO. All requirements of the underlying zoning district(s) shall remain in full force and effect, except for applications applied under the MXO where the requirements are less restrictive or provide for uses of structures not otherwise available in the underlying district. Where the MXO provisions are silent on a zoning rule or regulation, the requirements of the underlying zoning shall apply.

3. District Delineations

The provisions of this section shall apply to land identified as the Mixed-Use Overlay (MXO) designated as an overlay district on the zoning map dated XXXXXX, 2025. A map of the MXO zoning overlay districts can be found online at:

<https://communityscale.maps.arcgis.com/apps/mapviewer/index.html?webmap=6d0bd79a5f16488783217d9971e072a0>

The MXO has the following five subdistricts and benefits:

1) MXO Route 1 South

&

2) MXO Route 1 North: Larger parcels for redevelopment into multi or mixed-use economic zones.

- 3) MXO Downtown Community & Business: Smaller parcels with zero setbacks, higher possible height, and residential above the first level for a vibrant downtown.
- 4) MXO Mall: Higher allowable building height and density for a redevelopment plan that is adjacent to the highway.
- 5) MXO Kelley Boulevard: Mixed-use allowed with larger minimum lot sizes.

4. Multi-use

Commercial and residential uses are permitted in separate buildings located either on the same lot or on multiple lots included in the development. This is to allow redevelopment plans for vibrant mixed-use economic centers. As the SPGA, the Planning Board retains discretion regarding the ratio of commercial to residential development and may require a commercial ratio exceeding that outlined in Section 5: Mixed-use.

5. Mixed-use

Residential housing with commercial development is allowed in all of the subdistricts by special permit subject to the review criteria. If both uses are in one building, at least 33% of the gross floor area shall be for non-residential or commercial uses. The 33% gross floor area ratio excludes parking structures. The dimensional requirements vary by subdistrict.

6. Uses

Except as noted below, all uses are eligible for consideration in the MXO.

Prohibited Uses. The following uses are prohibited when applying for a MXO special permit: new and used auto/vehicle sales, self-storage facilities, mobile homes, boarding homes, dry cleaners, salvage yards, and outdoor vehicle storage places.

7. Existing Special Permit

Upon the issuance of a Special Permit under this MXO bylaw, any prior Special Permits issued for the subject property shall be superseded to the extent they are inconsistent with the MXO Special Permit.

8. Concept Plan

Before submitting an application under MXO, the applicant shall have a pre-application meeting with the Planning Board and discuss a concept plan. The concept plan shall at a minimum show the overall building envelope areas, amenities, and general site features. The pre-application meeting is a tool to gain direction for final design, a discussion on waivers, and to expedient the formal application process.

9. Submittal

The application form can be retrieved online and must be submitted to the Planning Department. Electronic copies of all materials are required. The site plan must include the standards in Attachment A, and the application package must also have a landscape plan, building elevations,

and signage details. Landscape plans shall be prepared by a landscape architect licensed in the Commonwealth of Massachusetts, and building elevations shall be prepared by an architect licensed in the Commonwealth of Massachusetts.

An applicant shall file the application form and the other required submittals as set forth with the Town Planner, including the date of filing, certified by the Town Clerk, shall be filed forthwith with the SPGA. At the time of application, the applicant must submit all the required items on the application and associated checklist(s) and fund the application fee.

10. Development Impact Statement

Any application consisting of the development or redevelopment of 5 contiguous acres, or any proposed plan in excess of 30 dwelling units, or when determined appropriate by the Planning Board, a Development Impact Statement (DIS) must be submitted. The DIS shall be a written memorandum that includes a market analysis, fiscal impact to the Town, construction phase and scheduling plan, traffic impact, and a stormwater management summary.

11. Dimensional Requirements

The following Density and Dimensional Requirements shall apply within the Mixed-Use Overlay subdistricts.

MXO Dimensional Table

	Lot Area (min, sq. ft.)	Lot frontage (min, ft.)	Height (max, ft.)	Max no. of stories	Front yard setback (min. ft.)	Side yard setback (min. ft.)	Rear yard setback (min. ft.)	Max. building coverage (percent)	Min. open space (percent)
MXO Route 1 South	80,000	200	70	6	25	25	25	70	30
MXO Route 1 North	60,000	200	40	6	10	10	25	70	30
MXO Downtown Community & Business	20,000	60	70	6	0	0	20 ¹	95	5
MXO Mall	60,000	100	96	8	0	10	20	70	30
MXO Kelley	60,000	200	72	6	10	10	25	70	30

Boulevard									
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1. Rear setback increases by 0.5' for every foot of building height above 40'.

12. Off-Street Parking Regulations

Use	
Mixed-use residential unit	1 per bedroom or 1.5 per unit, whichever is less.
Retail, service, finance	1 per 500 s.f. with a minimum of 4 spaces.
Technology, life sciences, industrial	1 per 600 sq. ft. or 0.75 per each employee of the combined employment of the two largest successive shifts, whichever is larger.
Medical or dental clinic or office building	3 for each doctor, plus one for every two employees.
Wholesale establishment or warehouse	1 per each 1,000 square feet of gross floor space.
Hotel, motel, tourist court	1 for each sleeping room, plus one for each 400 square feet of public meeting area and restaurant space.
Public assembly	1 for 4 seats of seating capacity
Hospital	2 per bed at design capacity.
Nursing home	1 per bed at design capacity.
Assisted living facility	0.4 spaces per sleeping unit, plus one employee parking space per 15 sleeping units.
Business, trade or industrial school or college, country clubs	1 per each 200 square feet of gross floor area in classroom and other teaching stations, plus space for gymnasium or auditorium, whichever has the larger capacity.
Other school	2 per classroom in an elementary and junior high school; four per classroom in a senior high school, plus space for auditorium or gymnasium, whichever has the larger capacity.
Transportation terminal establishment	1 for each 600 square feet of gross floor area.
Mixed-use	Sum of various uses computed separately.

12. Off-Street Loading Regulations

Use	
Retail trade, manufacturing and hospital establishment with over 5,000 square feet of gross floor area.	1 per 20,000 square feet or fraction thereof of gross floor area up to 2 spaces; 1 additional space for each 60,000 square feet or fraction thereof of gross floor area over 40,000 square feet; space used for ambulance receiving at a

	hospital is not to be used to meet these loading requirements.
Business services, other services, community facility (school, church, Town building, recreation, etc.) or public utility establishment with over 5,000 square feet of gross floor area.	1 per 75,000 square feet or fraction thereof of gross floor area up to 2 spaces; 1 additional space for up to 200,000 square feet or fraction thereof of gross floor area over 150,000 square feet.

Each space for off-street parking shall be 9 x 18 feet.

13. Development Standards

a. Building orientation: Buildings shall be oriented parallel or perpendicular to the street and/or village green or common. There should be a clear indication of the front entrance. Upper-story orientation may vary, provided that buildings continue to create a sense of enclosure to public streets and parks.

b. Ground floor uses and entrances: Entrances shall be oriented towards sidewalks on abutting streets. More active occupied non-residential interior spaces shall orient to public streets and public spaces.

c. Building facades. Blank facades are not permitted. Changes in plane or material and techniques such as offsets, projections, and recesses shall be used to avoid the appearance of a blank wall and to provide a pedestrian scale in areas. Long horizontal facades shall be avoided by the incorporation of clear distinction in materials and colors and/or other means of breaking down such spans.

The front facades, side, and rear portions of buildings shall have a subtle change in architectural expression. The front and rear of the buildings shall differentiate subtly in color. Building design shall distinguish the podium from upper stories to create visual variety. All buildings should have a coordinated color scheme.

d. Materials:

- 1) Chain link fence is prohibited. Architectural character and expression shall be of consistent high quality on all exterior portions and sides of a structure. Accessory components and building systems including but not limited to porches, canopies, railings, gates, fences, garden walls, lighting, mechanical penthouses, balconies, doors, lighting, weather protection, and gutters shall reinforce the overall building style.
- 2) Vinyl siding and EIFS is prohibited, although these materials may be used on facades not visible from the public way or open space, or adjacent residential uses, provided that these materials are detailed and installed in ways that are consistent with the requirements of these Design Standards.

- 3) Masonry: Opaque surfaces on the levels of all building facades shall be at least 60% masonry (brick, stone, or architectural precast concrete) along the primary frontages. All masonry surfaces shall wrap around outside corners and end at an inside corner in plan.
 - 4) Materials: Masonry (brick, granite, stone, architectural precast concrete); Wood (painted or sealed with an opaque or semisolid stain or imitation wood rainscreen); Metal elements (natural colored or painted steel, aluminum, copper, or bronze); Glass (except dark tints).
- e. Mechanical equipment and refuse storage: Rooftop mechanical equipment shall be set back from the facades so that it is not visible from the public way or abutters or screened from view by architectural elements integrated into the building design. Louvers and other mechanical systems shall be on facades not visible from the public way or abutters, or on the roof. Rooftop mechanical equipment is preferred. If mechanical equipment is located on ground-level, it must be screened with plantings or fencing or installed at the inner courtyard. All trash and recycling areas shall be screened and enclosed.
- f. Driveways and curb cuts may be no more than 24 feet in width, excluding flares for turning radius. Access drives shall provide direct access to parking and loading elsewhere on the site. Access drives are encouraged to be shared with abutting sites, both existing and planned. Surface motor vehicle parking is prohibited in the area between building frontages and public streets or parks.
- g. Off-street parking requirements: Parking standards for commercial uses may be reduced by 40% when applicant provides the SPGA with information (in the form of a lease agreement, deed restriction or other legal agreement) on the ability to share parking within the development or adjacent properties. The parking information shall include information on peak parking times by use and cohesive uses in accordance with “Parking Spaces/ Community Places, finding balance through smart growth solutions” as provided by the EPA. Off-street parking within 300 feet of the property may be counted towards the commercial parking requirement. Nine by eighteen parking spaces are allowed to reduce impervious surface.
- h. Landscaping. Trees planted must have a minimum height of 10 feet or 3 inches in caliper.
- i. Parking and landscaping:
- 1) Surface parking must be screened from view along any lot line abutting a public thoroughfare using a 6-foot-wide landscape strip that meets one of the two following options: (1) continuous row of shrubs and one tree per 30 feet of lot line, (2) Landscape strip with a 3-foot-tall metal fence between masonry pillars and one tree per 30 feet of lot line.
 - 2) Landscaping and tree planting is required at surface parking locations to provide some screening and relief from the continuity of parking spaces. At least one shrub shall be provided for every five linear feet, or one shrub per 35 square feet of ground area, whichever results in a greater number of shrubs. All new parking lots containing 10 or more parking spaces shall include parking lot shading consisting of tree plantings designed to result in the thirty percent shading of parking lot surface areas within 15 years.

j. Outdoor lighting: Site lighting shall be limited to 18 feet in height and have shields directing light downward with a total cutoff of all light at less than ninety (90) degrees from vertical. Light poles shall be of black ornamental design.

k. Street trees: Street trees shall be planted by the developer along the right-of-way for landscaping and greenery. A mix of trees and bushes that are of native origin and that require minimal maintenance shall be selected. Trees and bushes should be pruned to provide proper headway and visibility for vehicle operators and pedestrians.

l. Amenities: Pedestrian amenities such as benches, bicycle racks, planters, trash receptacles, etc. are encouraged and shall be located along sidewalks, and in landscaped areas, open spaces and plazas. Bicycle racks shall be provided.

m. Utilities: All new utilities shall be placed underground.

n. Solid waste management: A solid waste management plan for the entire development shall be prepared and submitted. The goal of this plan shall be to maximize recycling and centralize collection and containment of all waste within the development. This waste area shall be properly screened and located to minimize disturbances to residents and abutters.

o. Signs: No signs shall be attached, erected or otherwise installed on any property without first obtaining a sign permit from the Building Inspector, such permit to be granted only in accordance with the following regulations:

- 1) No sign shall extend above the roofline of the building to which it is attached. Roof signs are not allowed.
- 2) A sign (including temporary interior window displays or banners) or its illuminator shall not by reason of its location, shape, size or color interfere with traffic or be confused with or obstruct the view of the effectiveness of any official traffic sign, traffic signal, or traffic marking. Therefore, flashing or animated signs are not permitted and red, yellow, or green colored lights shall not be permitted.
- 3) No more than two signs shall be allowed for any one business or industrial establishment in the "C" or "I" Districts.
- 4) The supporting members for any pole sign, projecting sign, or any other sign shall be in acceptable proportion to the size of the sign.
- 5) General advertising signs shall be prohibited. Projecting signs are prohibited, except for one "icon" or symbolic sign not to exceed four square feet in surface area, and such sign shall not extend beyond the front lot line or into the public right-of-way.
- 6) One wall sign or electric awning sign not to exceed 15% of aggregate area of occupancy elevation on which the signs are installed.

- 7) Incidental signs not to exceed four square feet of sign area per occupancy.
 - 8) One wall sign is permitted for each establishment with frontage on a public way, provided the sign is attached to and parallel with the main wall of the building facing that public way. If the primary customer entrance is located on a different wall that faces a parking area rather than the public way, one additional wall sign is permitted on that entrance-facing wall. The total surface area of each wall sign shall not exceed 5% of the area of the exterior wall to which it is attached. If illuminated, signs shall be lit internally or by indirect white light only.
 - 9) One pole sign for each street frontage of each establishment, provided it shall not exceed one square foot of sign area for each linear foot of property frontage not to exceed 200 square feet in surface area; no portion of it shall be set back less than 10 feet from any street lot line; it shall not be erected so that any portion of it is over 30 feet above the ground or sidewalk; and if lighted, it shall be illuminated internally or by indirect method with white light only.
 - 10) One standing (or ground) sign for each lot street frontage of a business establishment in the C-30 and C-60 Business Districts, provided it shall not exceed one square foot of sign area for each linear foot of property frontage not to exceed 200 square feet in surface area, on any one side; no portion of it shall be set back less than 10 feet from any street lot line; it shall not rise to more than 12 feet from the ground or sidewalk; and it shall be illuminated internally or by indirect method with white or blue light only. Where a single lot is occupied by more than one business, whether in the same structure or not, there shall not be more than one standing sign.
- p. The applicant shall take measures that will minimize traffic volume and will minimize negative impacts to safety on adjacent highways. The following standards shall be employed:
1. The number of curb cuts on state and local roads shall be minimized. To the extent feasible, access to businesses shall be provided via one of the following:
 - A. Access via a common driveway serving adjacent lots or premises.
 - B. Access via an existing side street.
 - C. Access via a cul-de-sac or loop road shared by adjacent lots or premises.
 2. One curb cut opening (driveway) shall be permitted as a matter of right. Where deemed necessary by the special permit granting authority, two curb cut openings (driveways) may be permitted as part of the special permit approval process, which shall be clearly marked "entrance" and/or "exit."

Sidewalks, walkways, or other safe passageways shall be provided to access adjacent properties and between individual businesses within a development.

14. Review Criteria

MXO special permits may be granted by the SPGA upon its determination that the benefits of the proposed development outweigh the detrimental impacts on the neighborhood and the town. The SPGA shall review and make all determinations on the application. In order to approve the special permit, the SPGA shall also make a positive finding on each of the following criteria:

- a. The development complies with the town's currently approved plans and reports such as but not limited to: Master Plan and the Open Space & Recreation Plan.
- b. The development complies with the SPGA's Mixed-Use Overlay Development Standards.
- c. The development contributes to a more walkable and safe mixed-use area by ensuring consistently high-quality site and architectural design and a network of multiple routes for vehicles, bikes, and pedestrians and the parking and loading of the development, as is acceptable to the SPGA.
- d. The development must provide the percent of affordable units that is set as the statutory minima for municipalities under M.G.L c.40B, section 20-23. An affordable dwelling unit is a dwelling available at a cost of no more than 30% of gross household income of households at or below 80% of the Bristol County median income as reported by the U.S. Department of Housing and Urban Development, including units listed under G.L. c 40B sec. 20-23 and the Commonwealth's Local Initiative Program. The affordable housing units from this Bylaw shall be on the Subsidized Housing Inventory (SHI) maintained by the Executive Office of Housing and Livable Communities (HLC) and that said units count toward the Town's requirements under G.L. c. 40B, sec. 20-23. A deed restriction restricting the future resale or maximum leasing or renting at market rate for perpetuity shall be required by the SPGA.
- e. The development must ensure a transition to surrounding residential and commercial areas by employing design, integration, and landscaping practices.
- f. A detailed traffic impact analysis shall be submitted to the Planning Board for any application for a new development whose principal use or an existing development whose change in use or anticipated trip generation in excess of 100 vehicle trips during the peak hour of the adjacent roadway. The traffic impact analysis must be reviewed satisfactorily by the Planning Board.
- g. Adequacy of space and location for the off-street loading and unloading of vehicles, goods, products, materials, and equipment incidental to the normal operation of the establishment.
- h. Method of disposal for sewage, refuse, and waste resulting from the uses permitted or permissible on the site, and the methods of drainage for surface water, including consideration of groundwater recharge.

15. Waivers

The Planning Board may waive any or all of the requirements of the MXO, including § 290-11.13 Development Standards in the interests of design flexibility and overall project quality,

and upon a finding of consistency of such variation meets the overall purpose and objectives of the MXO. Waiver requests are encouraged to be brought forward at the concept plan stage.

16. Severability

If any provision of this § 290-11 Mixed-use Overlay (MXO) is found to be invalid by a court of competent jurisdiction, the remainder of it shall not be affected and shall remain in full force.

DRAFT

Attachment A: MXO Site Plan Requirements

Site plans shall be prepared by a professional civil engineer, professional land surveyor, and landscape architect, as applicable, registered in the Commonwealth of Massachusetts and provide, at a minimum, the following information in the plan set:

- (a) Name of the applicant and the lot owner.
- (b) Assessor's plat and lot number.
- (c) Book and page number of the current deed as recorded in Bristol County North Registry of Deeds.
- (d) Zoning district, overlay zones and proposed use of the site.
- (e) An existing conditions plan.
- (f) Dimensions of the lot and proposed building setbacks from each lot line.
- (g) Scale of plan.
- (h) Locus plan of the area, showing the specific site at a scale of one inch equals 2,000 feet.
- (i) Location of existing and proposed structures, including dimensions, total area, number of stories, and ground elevation at building corners.
- (j) Dimensions of parking spaces, loading areas, driveway openings, driveways, service areas and other open uses.
- (k) Delineation of a vegetation clearing/limit of work line.
- (l) A landscape design for the site, including dimensions and details of sidewalks, fences, walls and planting areas.
- (m) All facilities for water, sewage disposal, refuse, snow removal and other waste disposal areas.
- (n) A stormwater management design, including, but not limited to: catch basins, drain manholes, pipes, paved waterways, dry wells, riprap, retention and detention storage areas.
- (o) All existing and proposed topographic contours at two-foot intervals.
- (p) All wetlands, floodplains, waterways and rock outcroppings.
- (q) Location, dimensions, and purpose of any easements.
- (r) All curbs, granite bounds, and pertinent roadway data, including but not limited to the following: length, bearing, radii, tangent distances, and central angles to determine the exact location, direction, and length of every street and way line, lot line, and boundary line; and to establish these lines on the ground.
- (s) Location of all signs and pavement markings.

- (t) Zoning table showing compliance with the requirements of Intensity Schedule A.
- (u) Proposed location(s) of accessory buildings or exterior storage.
- (v) Names and location of all existing abutters, indicating limits of contiguous boundaries and including the owners of land separated from the site by a street.
- (w) A photometric lighting plan illustrating a twenty-foot splash-over which ends at the property line.
- (x) Details suitable for construction of the various elements of the site plan.

DRAFT

MXO Boundaries

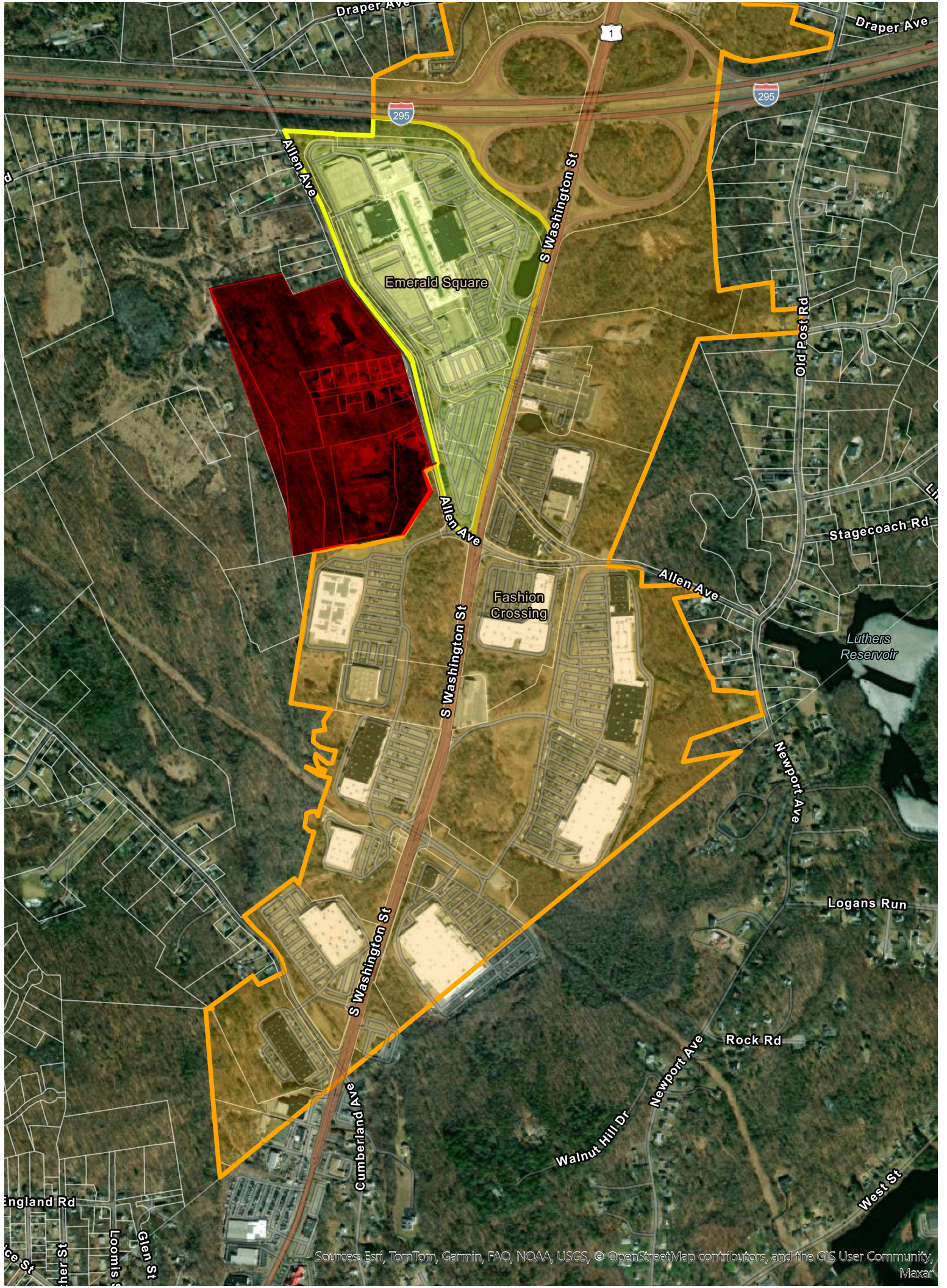
MXO Route 1 North & Route 1 South districts in orange, red, and pink outline.

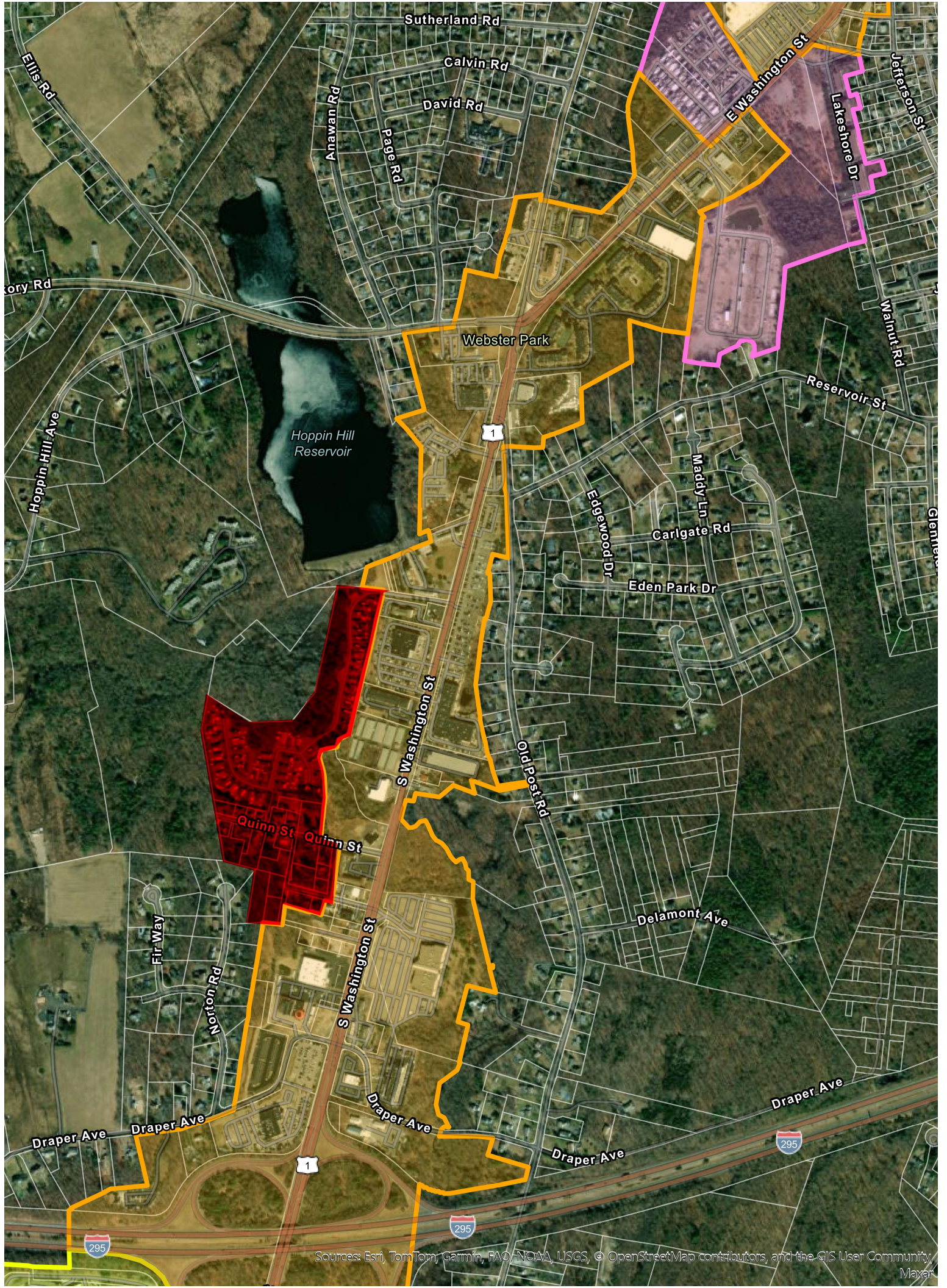
MXO Mall district is yellow outline.

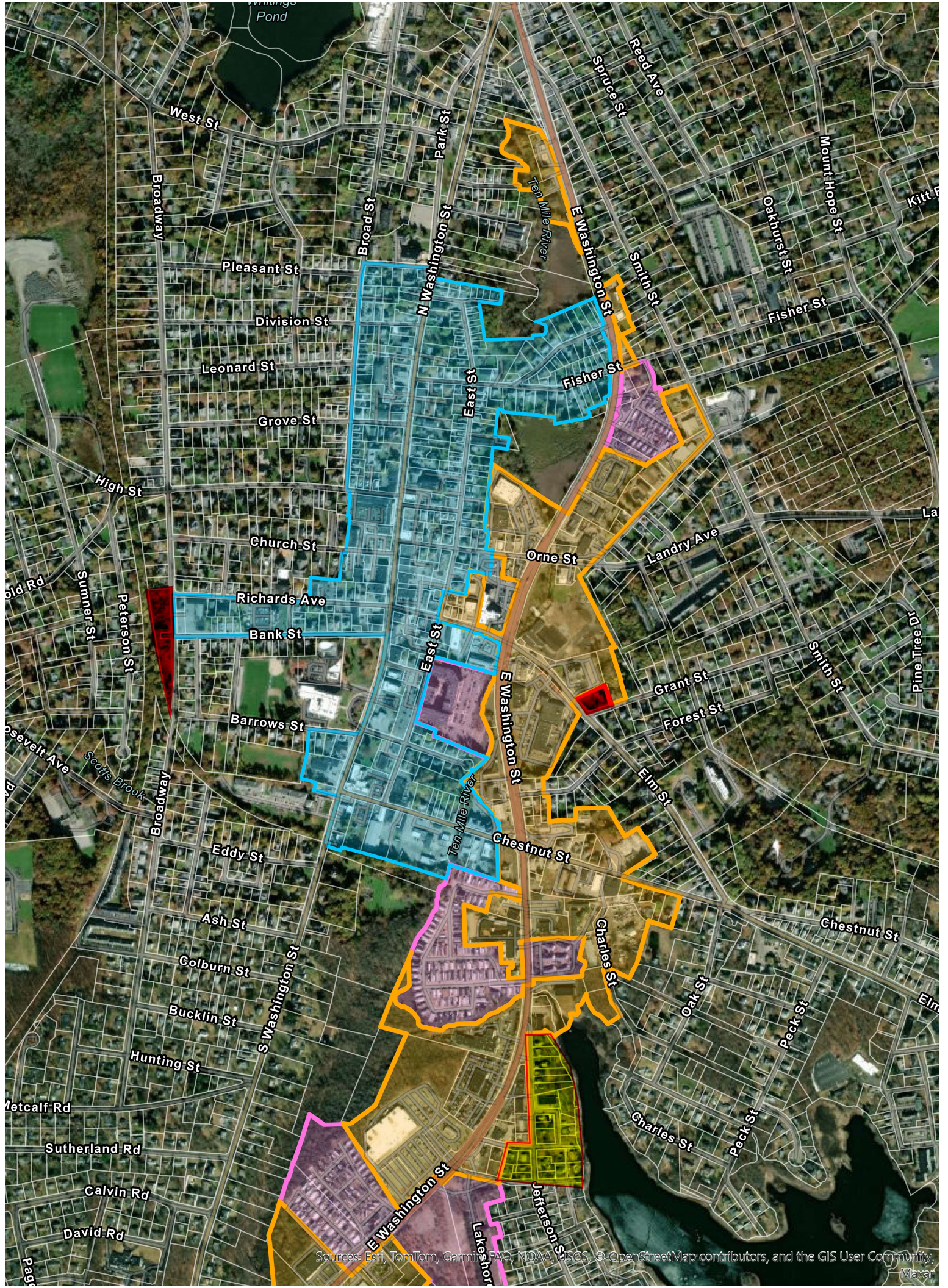
MXO Downtown & Community Business district is light blue.

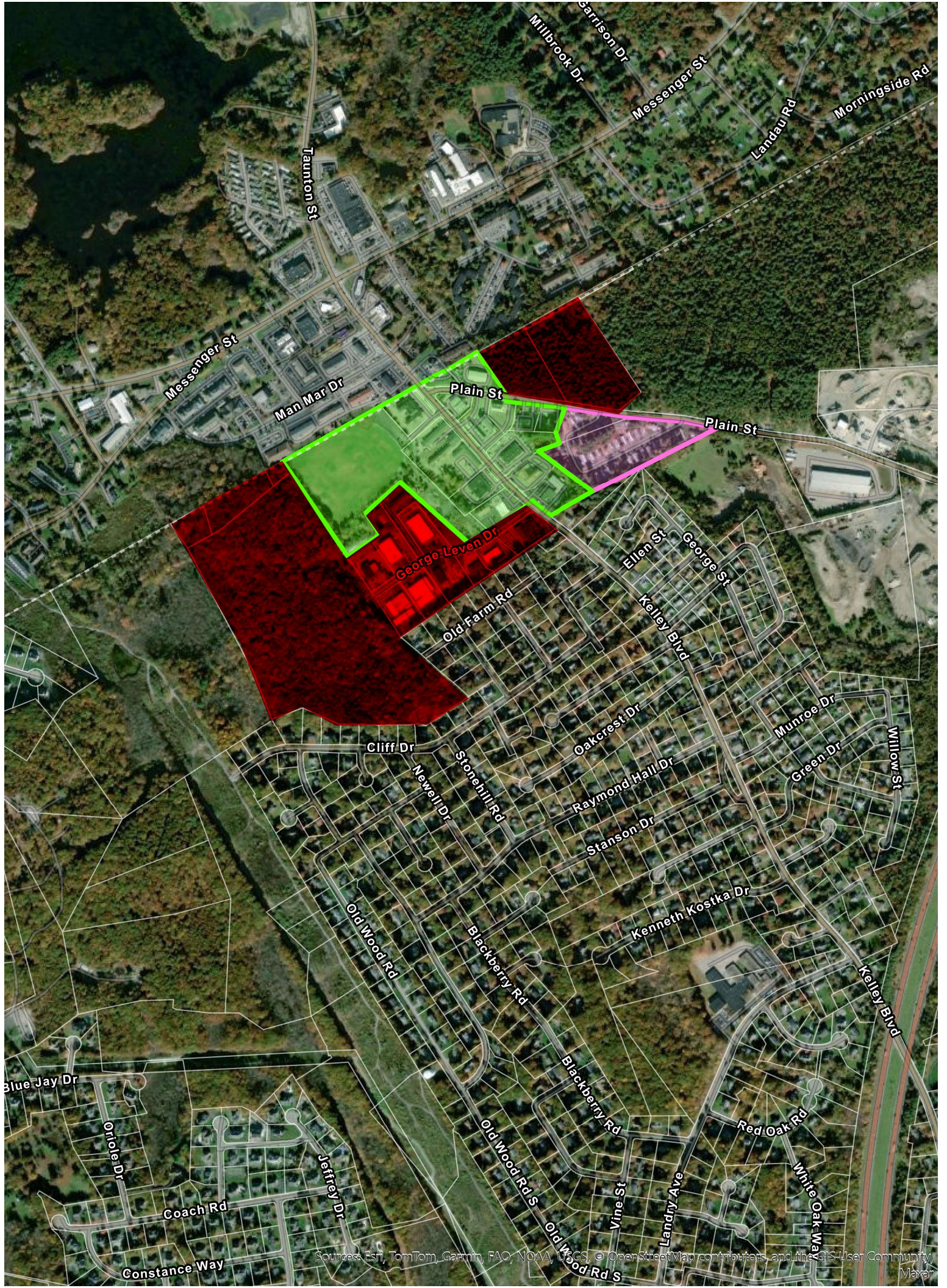
MXO Kelley Boulevard district is green, red, and pink.

*Official MXO zoning map coming.













Measure #: 2026-056

TOWN COUNCIL MEASURE SUBMITTAL

Date: 2/23/2026

Submitted By: Town Manager

Telephone #: 508-699-0100

MEASURE DESCRIPTION:

Authorization to Transfer Funds in the amount of \$21,500 from Completed Capital Projects to supplement the Council On Aging Operating Budget.

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DN: cn=Michael D. Borg, o=North Attleborough,
email=mdborg@nattleboro.com, c=US
Reason: I am the author of this document
Date: 2026.02.18 16:07:06 -05'00'

PURPOSE AND JUSTIFICATION:

The purpose of this measure is to reallocate unused resources from a completed capital project to meet current operational needs of the Council on Aging. By re-purposing a portion of the remaining balance from M2025-026 Martin ADA Playground, the Town can address unforeseen rent and trash collection expenses without requiring a supplemental appropriation, ensuring continuity of services for older residents in a fiscally responsible manner.

M2025-026 Martin ADA Playground has been fully completed and carries a remaining balance in excess of the \$21,500 needed for this purpose. Re-directing a portion of this unexpended balance to support the Council on Aging's facility costs maximizes the use of existing resources, reduces pressure on the operating budget, and ensures that essential municipal services continue without disruption.

SPECIAL REQUIREMENTS:

ATTACHMENTS: Measure 2025-026

REFER TO SUB-COMMITTEE: FINCOM

Measure #: 2026-056

TOWN COUNCIL MEASURE SUBMITTAL

Date: 2/23/2026	Submitted By: Town Manager	Telephone #: 508-699-0100
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PURPOSE AND JUSTIFICATION CONTINUED:



Measure #: 2025-026

TOWN COUNCIL MEASURE SUBMITTAL

Date: 12/09/2024

Submitted By: Town Manager

Telephone #: 508-699-0100

MEASURE DESCRIPTION:

a. Measure 2025-026- Approval of Purchase and Installation of Accessible Playground Equipment and Associated Landscaping and Fencing for Joseph W. Martin Elementary School in the amount of \$139,995.32 to be funded from Capital Improvement Program Stabilization Fund. AMENDED

Signed:

Michael Borg

Digitally signed by Michael Borg
DN: cn=US, ou=Town Manager, cn=Michael Borg, email=Emborg@
attleboro.com
Reason: I am the author of this document
Date: 2024.12.09 14:23:10-0500
Foxit PDF Editor Version: 12.0.0

PURPOSE AND JUSTIFICATION:

The play structures at the Joseph W. Martin Elementary School are not accessible to all students. To enhance inclusion among the student body, school administration solicited design and pricing for equipment to augment - not replace - their current playground equipment, and they engaged the State Representative for a \$50,000 earmark. An enthusiastic parent group raised an additional \$12,000. School administration and the parent group brought the plans to the Commission on Disability, and they won their endorsement. The Schools Department brought the project to the Capital Improvement Program (CIP) Committee, and the body voted to recommend approval of the project to the Town Manager. The \$50,000 earmark from the Commonwealth will expire on 30 June 2025, therefore the Town Manager approves the project and recommends the Town Council take this CIP project out of cycle. Approval will allow adequate time to use the state earmark and enable construction while school is recessed for the summer.

To complete the project, the Public Facilities Department will require funding beyond the state earmark and donations collected by the parent group:

Ultiplay quote:	\$201,995.32
State Earmark:	-\$50,000
Donations:	-\$12,000

Total Required:	\$139,995.32

SPECIAL REQUIREMENTS: This measure requires a Legal Notice & a Public Hearing

ATTACHMENTS: CIP Nomination Slide, Ultiplay Quote, CoD Endorsement Letter

REFER TO SUB-COMMITTEE: Finance

Antonio Morabito, Assistant Town Manager



Paul Keenan, Chair
Stacy Martin, Vice Chair
Melinda Bernardo-Cuerda, Secretary
Jennifer Dixon
George Southiere, M.D.
Annette Eaton
Daniel Knight
Marguerite Garofolo, M.D.

Town of North Attleborough
MUNICIPAL COMMISSION ON DISABILITY

43 South Washington Street, North Attleborough, MA 02760 • www.nattleboro.com/417/commission-on-disability

December 5, 2024

VIA EMAIL ONLY

Michael Borg
Town Manager
North Attleborough Town Hall
43 South Washington Street
North Attleborough, MA 02760
mborg@nattleboro.com

Justin Paré
Council President
North Attleborough Town Hall
43 South Washington Street
North Attleborough, MA 02760
jpare@nattleboro.com

Re: Martin School Accessible Play Structure

Dear Mr. Borg and Mr. Paré,

I write on behalf of the North Attleborough Commission on Disability (“COD”) to urge the Town and Town Council to make funds available—whether through the Capital Improvement Plan (“CIP”) process, use of free cash, use of grants, or otherwise—for the Martin School accessible play structure.

The COD supports this project and believes that it will be a valuable addition to the Martin School and the community at large.

The total cost of the project is currently estimated at around \$149,000. Representative Adam Scanlon has already secured \$50,000 in funding, however that funding will expire around the end of the school year if it is not used for the project. The Martin School Association has also raised approximately \$11,000 for the project. The current shortfall is approximately \$88,000. We urge the Town to act now to ensure the project is funded and begins before the \$50,000 grant from the Commonwealth expires.

It is our understanding that the project will be on the agenda at the Town Council’s upcoming meeting on December 9, 2024. Members of the COD plan to attend to show support for the project.

Mr. Michael Borg
Mr. Justin Paré
December 5, 2024
Page -2-

Thank you for your attention to this matter.

Very truly yours,

/s/ Paul L. Keenan

Paul L. Keenan
Chair, Commission on Disability

cc: All Town Councilors (via email)
All COD Members (via email)
Antonio Morabito, Asst. Town Manager (amorabito@nattleboro.com)
Kerrin Billinghoff, Clerk, Town Council (kbillinghoff@nattleboro.com)
Representative Adam J. Scanlon (adam.scanlon@mahouse.gov)
Dr. Jennifer Evans (jevans@naschools.net)

Martin School Accessible Playground Equipment

CIP
2026-2030

STRATEGY	CATEGORY	DEPARTMENT	DEPARTMENT PRIORITY	FUNDING SOURCE
Infrastructure	Facilities	Public Facilities	5	Various
Description-Scope:	Purchase and Installation of Accessible Playground Equipment and Associated Landscaping and Fencing for Joseph W. Martin Elementary School.			
Justification:	Current playground equipment is inadequate to guarantee inclusion of the whole student body.			

FUNDING SOURCE	FY2026	FY2027	FY2028	FY2029	FY2030
State Earmark	\$50,000	-	-	-	-
Donations	\$12,000	-	-	-	-
Unspecified	\$139,995.32	-	-	-	-
Total	\$201,995.32	-	-	-	-

ANNUAL OPERATING BUDGET IMPACT			
	Fund	Department	Amount
Revenue	-	-	-
Personnel Costs	-	-	-
Operating Costs	-	-	-
Total	-	-	-
Impact Comments:	N/A		





Quote
EST-000923

Bill To
Martin Elementary School Association
37 Landry Avenue
North Attleboro, MA 02760

Date : Dec 05, 2024
Quote Expires : Jun 20, 2025
Sales Rep : Joe McMahon
Rep Email : jmcMahon@ultiplayus.com
Rep Phone # : 508-294-6518

Ship To
Martin Elementary School Association
37 Landry Avenue
North Attleboro, MA 02760

#	Item & Description	Qty	Rate	Discount	Amount
1	Playworld Equipment Playmakers custom design 30223-JM-02 Option 2	1	92,388.00	11.00%	82,225.32
2	Installation of play equipment	1	21,000.00	0.00	21,000.00
3	2000 s.f poured-in-place rubber 50/50 blend color to black with aromatic binder various thicknesses 2-3 1/2 inches .	1	34,300.00	0.00	34,300.00
4	Site prep for rubber surface Excavation and disposal of existing material . Supply , installation and compaction of dense grade material.	1	16,000.00	0.00	16,000.00
5	1800 s.f poured-in-place rubber for under existing play structure . Square feet is based on use zone of existing play equipment 50/50 blend standard binder with aromatic binder 3" system	1	30,870.00	0.00	30,870.00
6	Site prep for rubber surface under old play equipment . excavation and disposal of material . Installation and compaction of dense grade stone	1	14,400.00	0.00	14,400.00
Subtotal					198,795.32
Shipping					3,200.00
Total					\$201,995.32

Thank you for the opportunity to assist with your recreation project.

Terms & Conditions

Due to supply chain challenges, our manufacturers are facing longer lead times than usual. Most of our manufacturing partners are shipping 3-6 months out. Quote is valid for 30 days and requires our authorization thereafter.

Trash and packaging materials will be consolidated and stacked neatly on Customer's site or placed in Customer's dumpster on site if other arrangements have not been agreed.

Prices in the above Quote are valid under the noted expiration date. If you choose to pay with a credit card, processing fees will be added to the total. Tax will be added to the final invoice unless a tax-exempt certificate is provided. For orders in an amount of \$100 or less, payment in full is required at the time of the order. For all other orders, a minimum 1/3rd deposit is required, unless expressly waived by UltiPlay (Orders from governmental entities are excluded from the deposit requirement).

Orders become final forty-eight (48) hours from receipt of Order Agreement. Orders may NOT be canceled or returned under any circumstances. Items which may be canceled or returned are subject to a twenty (20%) percent restocking fee, plus the cost of return freight. Returned items must be in original packaging, in new condition, and returned within ten (10) days. Authorization for the return must be obtained in writing from UltiPlay. Orders for products, other than those from Playworld, may NOT be canceled or returned.

If we can assist in any way, please reach out to your Sales Representative noted at the top of this document.

Authorized Signature _____
Signature, Title and Date



Measure #: 2026-057

TOWN COUNCIL MEASURE SUBMITTAL

Date: 2/23/2026

Submitted By: Town Manager

Telephone #: 508-699-0100

MEASURE DESCRIPTION:

Rescind Borrowing Authorization - Hillman Well PFAs Design \$500,000.00

Signed: _____



Digitally signed by Michael D. Borg
DN: cn=Michael D. Borg, o=North Attleborough,
email=mborg@nattleboro.com, c=US
Reason: I am the author of this document
Date: 2026.02.18 16:07:57 -05'00'

PURPOSE AND JUSTIFICATION:

To rescind the borrowing authorization for the authorized and unissued amount of \$500,000.00 for which borrowing authority is no longer required for Hillman Well PFAs Design - authorized for \$500,000.00 and approved at the 6/12/2025 Town Council Meeting - Measure 2025-073 #2

These project is using funding from another source.

SPECIAL REQUIREMENTS:

ATTACHMENTS: Measure 2026-073 #2

REFER TO SUB-COMMITTEE:

Measure #: 2026-057

TOWN COUNCIL MEASURE SUBMITTAL

Date: 2/23/2026	Submitted By: Town Manager	Telephone #: 508-699-0100
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PURPOSE AND JUSTIFICATION CONTINUED:



Measure #: 2025-073

TOWN COUNCIL MEASURE SUBMITTAL

Date: 04/14/2025

Submitted By: Town Manager

Telephone #: 508-699-0100

MEASURE DESCRIPTION:

FY2026 Water Enterprise Capital Projects to be funded by Borrowing

Signed:

Michael Borg

Digitally signed by Michael Borg
DN: cn=US, ou=Town Manager, cn=Michael Borg, email=Emmborg@
attleboro.com
Reason: I am the author of this document
Location:
Date: 2025.04.14 14:22:38 -0400
Foxit PDF Editor Version: 12.0.0

PURPOSE AND JUSTIFICATION:

I hereby submit the following measure to the Town Council for its consideration and action:

"That the Town appropriate the amount of One Million and Eight Hundred Thousand Dollars (\$1,800,000) for the purpose of paying the costs of the following Fiscal Year 2026 Capital Improvement Program Water Projects in the corresponding amounts specified:

Department	Project	Cost
Public Works-Water	Water Main Replacement	\$900,000
Public Works-Water	Hillman Well PFAS Design	\$500,000
Public Works-Water	McKeon Greensand Filter Media Replacement	\$400,000
Total:		\$1,800,000

and for the payment of all other costs incidental and related thereto, and that to meet this appropriation the Treasurer, with the approval of the Town Manager, is authorized to borrow said amount under and pursuant to M.G.L. c.44, §8, or pursuant to any other enabling authority, and to issue bonds and notes therefore; and that the Town Manager is authorized to expend all funds available for the project and to take any other action necessary to carry out the projects."

SPECIAL REQUIREMENTS: This measure requires a Legal Notice and a Public Hearing.

ATTACHMENTS: FY2026 Capital Projects Request

REFER TO SUB-COMMITTEE: Finance

TOWN OF NORTH ATTLEBOROUGH								
FY '26 SUMMARY OF CAPITAL PROJECT REQUESTS - BY RECOMMENDED FUND SOURCE								
Dept	Sect	Project Title	Cost	Dept Pri	Cmte Pri	Prev Req	Rec Fund Source	Notes
General Government Capital Projects								
Fire Alarm Revolving Account								
Fire		Staff Car Replcement w/Ancillary Equip and Longevity Pkg	\$68,000.00	1	5	FY'25	Fire Alarm Revolving Account	Project approved but unfunded in FY'25 CIP - Fire Chief directed to use Fire Alarm Revolving Account
Total Fire Alarm Revolving Account \$68,000.00								
State Earmark Requests								
Schools		NAMS / NAHS Marching Band Uniform Replacement	\$60,000.00	3			State Earmark	Potential State Earmark through State Representative.
Total State Earmark Requests \$60,000.00								
FY '25 F.C.								
Park & Rec		Autonomous Field Painting Apparatus	\$50,000.00	4	6	FY'25	FY'25 F.C.	
Park & Rec		Vehicle Replacement	\$55,000.00	5	3	FY'25	FY'25 F.C.	Vehicle will replace current Director's pick-up; Director's pick-up will replace zoo Ford Explorer Sport.
Public Facilities	Town	451 Elm Street Security Upgrades	\$50,000.00	4	1		FY'25 F.C.	
Public Facilities	Town	Fire Station 1 Structural Repairs	\$25,000.00	6	1		FY'25 F.C.	
Public Facilities	Schools	Woodcock Building Elevator Repair	\$70,000.00	1	2		FY'25 F.C.	
Public Facilities	Schools	Falls School Building Envelope - Sealant	\$55,000.00	14			FY'25 F.C.	
Public Facilities	Schools	NAMS Room 328 Renovation	\$50,000.00	21			FY'25 F.C.	
Public Works	Admin	Administration Office Improvement	\$40,000.00	5			FY'25 F.C.	
Public Works	Highway	Compost Row Turner	\$65,000.00	6			FY'25 F.C.	
Schools		SPED Bus Addition and Replacement	\$200,000.00	1			FY'25 F.C.	
Schools		District-wide Chromebook Replacement	\$100,000.00	2			FY'25 F.C.	
Town Mngr		Communications "Go Kit"	\$8,500.00	1			FY'25 F.C.	
		Total FY '25 F.C.	\$768,500.00					
CIP Stabilization								
Human Resources		HR Information Systems	\$300,000.00	1			CIP Stabilization	
Public Facilities	Town	Fire Station 3 MEP Redesign	\$150,000.00	8	6		CIP Stabilization	
Public Facilities	Town	451 Elm Street Fire Suppression	\$500,000.00				CIP Stabilization	
Public Facilities	Schools	AMVET School Fire Alarm Replacement	\$250,000.00	2	1		CIP Stabilization	
Public Facilities	Schools	Community School Ceiling Replacement	\$100,000.00	3	1		CIP Stabilization	
Public Facilities	Schools	School Safety and Security Upgrades	\$150,000.00	6	1		CIP Stabilization	Determine how much remains from last year's projects.
Public Works	Highway	Roads, Bridges, Sidewalks, and Parking Lot Maintenance	\$1,000,000.00	4			CIP Stabilization	
Total CIP Stabilization \$2,450,000.00								
Bequests								
Town Mngr		Veteran's Memorial Park Redesign Project	\$84,000.00	7	6		CIP Stabilization	\$376 Total cost; \$292K bequest account

TOWN OF NORTH ATTLEBOROUGH								
FY '26 SUMMARY OF CAPITAL PROJECT REQUESTS - BY RECOMMENDED FUND SOURCE								
Dept	Sect	Project Title	Cost	Dept Pri	Cmte Pri	Prev Req	Rec Fund Source	Notes
Total Bequests \$84,000.00								
Approved But Unspecified Fund Source								
Police		Cruiser Replacement	\$162,500.00	1	3		Unspecified	Check cruiser pruchase history w/ NAPD
Total Approved But Unspecified Fund Source \$162,500.00								
Total General Government FY'26 CIP Requests \$3,593,000.00								
Enterprise Fund Capital Projects								
Sewer Enterprise Fund Bonding								
Public Works	Sewer	Main Building Roof Replacement	\$1,500,000.00	1			Enterprise Fund Bonding	
Public Works	Sewer	Sludge Thickening System	\$1,200,000.00	2			Enterprise Fund Bonding	
Public Works	Sewer	Vehicle Replacement	\$85,000.00	3			Enterprise Fund Bonding	
Public Works	Sewer	Pump Station Rehabilitation Program	\$385,000.00	4			Enterprise Fund Bonding	
Public Works	Sewer	Plant Water Pump Relocation Project	\$125,000.00	5			Enterprise Fund Bonding	
		Total Sewer Enterprise Fund Bonding	\$3,295,000.00					
Water Enterprise Fund Bonding								
Public Works	Water	Water Main Replacement	\$900,000.00	1			Enterprise Fund Bonding	
Public Works	Water	Hillman Well PFAS Design	\$500,000.00	2			Enterprise Fund Bonding	
Public Works	Water	McKeon Greensand Filter Media Replacement	\$400,000.00	3			Enterprise Fund Bonding	
		Total Water Enterprise Fund Bonding	\$1,800,000.00					
		Total Enterprise Fund FY'26 CIP Requests	\$5,095,000.00					
		Total Town Requests	\$8,688,000.00					
Projects Delayed / Rejected / Funded by Alternate Methods for FY '25								
Animal Control		Animal Control Officer Vehicle Replacement	\$65,000.00	1	6			
Elections		Elections Technology Upgrade	\$33,000.00	1	3	FY'25		Delay until FY'27 CIP
Fire		Deputy Chief Car Replcement w/ Ancillary Equip and Longevity Pkg	\$75,000.00	1	5			Project nominated in FY'26; Fire Chief decided to kick to FY'27 due to lack of funding.
Park & Rec		WWII Memorial Pool Liner Installation	\$300,000.00	1	5	FY'25		Delay until FY'27 CIP
Park & Rec		High Street Fields Project	\$1,400,000.00	2	4			
Park & Rec		WWI Park Parking Lot Repavement	\$400,000.00	3	5	FY'2		
Park & Rec		Field Mower and Accessories	\$30,000.00	6	3			Delay until FY'27 CIP
Public Facilities	Town	Utility Truck Procurement	\$150,000.00	1	6			
Public Facilities	Town	451 Elm Street Design	\$750,000.00	3	6			
Public Facilities	Town	RML Security Upgrades	\$150,000.00	5	6			
Public Facilities	Town	Police Facility Envelope Study	\$60,000.00	7	1			
Public Facilities	Town	Animal Shelter COOP Improvement	\$150,000.00	9	6			
Public Facilities	Schools	AMVET School HVAC Replacement	\$750,000.00	4	1			

TOWN OF NORTH ATTLEBOROUGH								
FY '26 SUMMARY OF CAPITAL PROJECT REQUESTS - BY RECOMMENDED FUND SOURCE								
Dept	Sect	Project Title	Cost	Dept Pri	Cmte Pri	Prev Req	Rec Fund Source	Notes
Public Facilities	Schools	District Hazardous Materials Abatement	\$100,000.00	5	4			Determine how much remains from last year's projects.
Public Facilities	Schools	AMVET School Building Envelope - Windows	\$1,400,000.00	7	1			
Public Facilities	Schools	District Building Controls Update	\$100,000.00	8	6			
Public Facilities	Schools	Grounds Maintenance and Snow Clearing Equipment	\$90,000.00	9	3			
Public Facilities	Schools	NAMS HVAC Design	\$400,000.00	10				
Public Facilities	Schools	AMVET School Auditorium Upgrades	\$100,000.00	11	1			is critical so that we can conduct maintenance
Public Facilities	Schools	Martin School Building Envelope Repair	\$480,000.00	12				
Public Facilities	Schools	Falls School Electrical Services Upgrade	\$125,000.00	13				
Public Facilities	Schools	NAMS Flooring Project	\$100,000.00	15				
Public Facilities	Schools	Falls School Building Access Improvement	\$50,000.00	16				
Public Facilities	Schools	Community School Electrical Upgrade	\$50,000.00	17				
Public Facilities	Schools	Early Learning Center Renovation Feasibility Study	\$100,000.00	18				
Public Facilities	Schools	District HVAC Upgrades	\$150,000.00	19				
Public Facilities	Schools	NAMS Furniture Replacement	\$150,000.00	20				Move to this years CIP? Students are sitting on folding chairs because so many chairs have failed.
Public Facilities	Schools	AMVET School Storage Room Renovation		22				
Public Works	Highway	3/4 Ton Pick-Up Replacement w/ Plow	\$65,000.00	2				
Public Works	Highway	6-Wheel Hooklift Snowfighter	\$350,000.00	4				
Senior Center		15-Passenger Van	\$89,000.00	6				

Total Rejected / Delayed \$8,212,000.00

Total Town Requests (Accepted and Delayed/Rejected) \$16,900,000.00

- Cmte Pri Key
- 1 = Critical Safety Concern

2 = Mandated by statue or law

3 = Needed to maintain level service

4 = Element of on-going capital project

5 = Element of department 5-year plan

6 = New project nomination



Measure #: 2026-058

TOWN COUNCIL MEASURE SUBMITTAL

Date: 2/23/2026

Submitted By: Town Manager

Telephone #: 508-699-0100

MEASURE DESCRIPTION:

To amend the the Zoning Bylaws, Use Schedule B, to Allow New and Used Auto Dealerships in the C-30, C-60, and IC-30 Zones by Planning Board Special Permit.

Signed:

Digitally signed by Michael D. Borg
DN: cn=Michael D. Borg, o=North Attleborough,
email=mborg@nattleboro.com, c=US
Reason: I am the author of this document
Date: 2026.02.18 16:12:45 -05'00'

PURPOSE AND JUSTIFICATION:

The purpose of this zoning amendment is to regulate the establishment and expansion of motor vehicle sales uses in a manner that protects public health, safety, welfare, and the orderly development of the Town.

Motor vehicle sales establishments, including new and used automobile dealerships, are high-intensity commercial uses that generate substantial traffic volumes, require large areas for vehicle storage and display, and can have significant visual, environmental, and infrastructure impacts. Without appropriate review, the proliferation or expansion of such uses may adversely affect roadway capacity, pedestrian safety, stormwater management, neighborhood character, and the economic balance of commercial districts.

This amendment:

Requires Planning Board Special Permit approval for new motor vehicle sales establishments in designated commercial and industrial districts to ensure site-specific evaluation of impacts and compatibility with surrounding land uses;

Allows existing lawfully established dealerships to continue operating and to maintain, renovate, and improve their facilities by right within their current footprint;

Requires Special Permit review for expansion beyond existing site boundaries or building footprints to ensure that growth occurs in a controlled and appropriate manner;

Provides clear standards for evaluating traffic, safety, environmental impacts, visual effects, and consistency with the Town's planning objectives.

This approach balances the protection of established businesses with the Town's responsibility to manage future development in a manner consistent with sound land use planning principles and M.G.L. Chapter 40A.

The amendment does not prohibit motor vehicle sales uses but ensures that new establishments and expansions are subject to reasonable review to protect the public interest and promote sustainable economic development.

SPECIAL REQUIREMENTS:

ATTACHMENTS: Zoning Use Schedule B Proposed Amendment

REFER TO SUB-COMMITTEE: By-law Subcommittee and Planning Board

SCHEDULE B

PRINCIPAL USE	Office and Business									
	Residential District			Business District			Park District		Industrial District	
	R-10	R-10S	R-15	R-20	R-40	C-7.5	C-30	C-60	OP-60	IC-30 I-60
RETAIL AND SERVICE										
1 Retail establishments selling principally convenient goods including but not limited to food, drugs, and proprietary stores.....	---	---	---	---	---	P	P	P	---	S ---
2 Retail establishments selling general merchandise including but not limited to dry goods, apparel and accessories, furniture and home furnishings and equipment, small wares and hardware.....	---	---	---	---	---	P	P	P	---	S ---
3 Eating and drinking places where consumption is intended to be within the building.....	---	---	---	---	---	P	P	P	S	S S
4 Drive-thru establishments.....	---	---	---	---	---	---	P	S	---	---
5 Establishments selling motor vehicles and for motor vehicle accessories and boats	---	---	---	---	---	---	S-pb P	S-pb S	---	S-pb S ---
5a Establishments selling, maintenance and/or storage of boats, farm equipment or heavy equipment and accessories.....	---	---	---	---	---	---	---	---	---	P
5b Establishments selling used motor vehicles requiring a Class II License..... issued by the Board of Selectmen	---	---	---	---	---	---	S-pb S	S-pb S	---	S-pb S ---
****6 Other retail establishments.....	---	---	---	---	---	P	S	P	---	---
7 Automotive repair and automobile service station (see Section VI C).....	---	---	---	---	---	---	S	S	---	S S
8 Hotels and motels.....	---	---	---	---	---	S	P	P	S	S S
9 Funeral establishment.....	S	S	---	---	---	S	S	---	---	S ---
****10 Other personal services.....	---	---	---	---	---	S	S	S	---	S S
11 Medical center including accessory medical research and associated facilities..	---	---	---	---	---	P	P	P	---	P P

Zoning Amendment — Motor Vehicle Sales Establishments

Amend Schedule B and related sections of the Zoning Bylaw as follows:

1. New Motor Vehicle Sales Establishments

Establishments engaged in the retail or wholesale sale, lease, rental, display, or brokerage of new or used motor vehicles, including those requiring a Class I or Class II license under M.G.L. c. 140, shall be permitted only by Special Permit issued by the Planning Board acting as Special Permit Granting Authority (SPGA) in the C-30, C-60, and IC-30 zoning districts.

2. Existing Lawful Establishments

Any motor vehicle sales establishment lawfully in existence as of the effective date of this amendment shall be considered a pre-existing lawful use and may continue.

Such establishments may, by right, without Special Permit:

- Perform interior renovations
- Conduct routine maintenance and repairs
- Replace structures within the existing building footprint
- Upgrade utilities, safety systems, and site infrastructure
- Modify building facades
- Reconfigure on-site parking within the existing site boundaries

3. Expansion of Existing Establishments

Expansion beyond the existing site area or building footprint shall require a Special Permit from the Planning Board acting as SPGA.

Expansion includes, but is not limited to:

- Increase in lot area devoted to vehicle sales or display
- Construction of new buildings or additions
- Expansion of outdoor display areas
- Acquisition of adjacent land for dealership use
- Increase in service bay capacity beyond existing structures

4. No Increase in Nonconformity

Nothing in this section shall permit the extension of a nonconforming use in a manner that increases any existing dimensional nonconformity unless otherwise allowed under MGL c. 40A, §6.

5. Special Permit Criteria

In addition to the general Special Permit criteria of the Zoning Bylaw, the Planning Board shall consider:

- Traffic generation and roadway capacity
- Site circulation and public safety
- Visual impact and buffering
- Stormwater management
- Compatibility with surrounding land uses
- Pedestrian safety
- Environmental impacts



Measure #: 2026-059

TOWN COUNCIL MEASURE SUBMITTAL

Date: 2/23/2026

Submitted By: Town Manager

Telephone #: 508-699-0100

MEASURE DESCRIPTION:

Authorize police staffing at all polling places and delegate deployment to the Chief of Police. This authorization shall apply to all future elections unless amended or rescinded by the Town Council.

Signed: _____

Digitally signed by Michael D. Borg
DN: cn=Michael D. Borg, o=North Attleborough,
email=mborg@nattleboro.com, c=US
Reason: I am the author of this document
Date: 2026.02.18 16:35:10 -05'00'

PURPOSE AND JUSTIFICATION:

The Commonwealth's election reform law, Chapter 92 of the Acts of 2022 ("VOTES Act"), amended M.G.L. c. 54, §72 to require that the governing body of a municipality detail a sufficient number of police officers or constables to each polling place for every election in order to preserve order, protect election officials, and enforce election laws.

Historically, the assignment of police officers to polling locations in North Attleborough has been performed by the Police Department without issue. This measure establishes formal compliance with the amended statute while preserving the Town's longstanding operational practice by authorizing the Chief of Police to determine staffing levels and deployment in consultation with the Town Clerk and election officials.

Adoption of a standing authorization eliminates the need for repeated Council action prior to each election, ensures continuity of election security operations, and provides clear legal authority for the Police Department to detail officers for all municipal, state, federal, and special elections held in the Town.

This measure supports the orderly conduct of elections, protects election workers and voters, and ensures the Town meets its statutory obligations while maintaining efficient and professional public safety operations.

SPECIAL REQUIREMENTS:

ATTACHMENTS: Letter to President of the Town Council Justin Pare'

REFER TO SUB-COMMITTEE: N/A



TOWN OF NORTH ATTLEBOROUGH, MASSACHUSETTS
Board of Election Commissioners
43 South Washington Street
North Attleborough, MA 02760-1642
(508) 699-0106

Mr. Justin Paré, President
North Attleborough Town Council
43 S. Washington St.
North Attleborough, MA 02760

Dear Justin,

The election reform law titled "The VOTES Act", which was signed into law in June 2022, made a change to the assignment of police officers at polling places. In the past, this was always handled by the Chief of Police. The assignment of police officers at polling places now requires a vote of the Town Council.

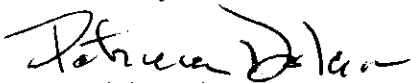
Section 13 of the VOTES act amends ch 54, s 72, which now reads:

Section 72. "The select Board, Board of selectmen, Town Council or city council of each city and town, in consultation with its election officers and registrars, shall detail a sufficient number of police officers or constables for each building that contains the polling place for 1 or more precincts at every election therein to preserve order and to protect the election officers and supervisors from any interference with their duties and to aid in enforcing the laws relating to elections."

In North Attleborough the Police Department has always provided the coverage for each election and we have had no issues. We recommend that the Town Council vote as follows, which leaves the assignment of officers at elections with the Chief of Police:

"The North Attleborough Town Council delegates the authority given to them in Chapter 92, section 72 of the Acts of 2022 to detail a sufficient number of police officers or constables for each building that contains the polling places for one or more precincts at every election therein to preserve order and to protect the election officers and supervisors from interference with their duties and to aid in enforcing the laws relating to elections to the Chief of Police."

Sincerely,


Patricia Dolan
Elections Coordinator

cc: Michael Borg, Town Manager