

**MINUTES OF BOARD OF SELECTMEN MEETING
TUESDAY, SEPTEMBER 5, 2017**

Chairman Prisco called the meeting to order at 7:13 p.m. in Room 14 at the Town Hall in the presence of members Mr. Mauceri, Mr. Schultz, Mrs. Manupelli, Mr. O'Leary, and Town Administrator, Michael Gilleberto.

CALL TO ORDER OPEN SESSION

Chairman Prisco called to order the open session at 7:13 p.m.

The Chairman States: "In accordance with the Open Meeting Law, the Board states for the record that this meeting is being recorded by NORCAM and may be recorded by other local media."

The members recited the Pledge of Allegiance.

PUBLIC COMMENT

Rita Mullin of 29 Abbott Road informed the audience of the Commissioners Cup Golf Tournament to be held on October 21st at the Hillview Golf Course. Monies raised will go towards a multigenerational facility in the future.

PRIDE SURVEY PRESENTATION

Youth Services Director, Amy Luckiewicz presented a power point presentation showing the results of the PRIDE Survey given to Middle/High School students and their parents regarding alcohol, tobacco, marijuana and RX drug use and risk perceptions. Police Chief Michael Murphy was present to answer questions from the Board and attendees.

7:16 – Mr. Gilleberto leaves the room.

7:16 – Mr. O'Leary leaves the room.

7:17 – Mr. O'Leary returns.

7:20 – Mr. Gilleberto returns.

DISCUSS PROPOSED SOCIAL HOST GENERAL BY-LAW

Police Chief Michael Murphy discussed the Social Host General By-Law. Mr. O'Leary stated he thought the by-law was redundant and the current statutes should be enforced to the fullest. Rita Mullin, 29 Abbott Road commented that the culture needs to change. Diane Downing, 4 Duane Drive commented that parents need to be more educated.

**8:05 - VOTE TO SELL TOWN OWNED LAND MAP 42, PARCEL 128 – 8 DEVONS ROAD-
PUBLIC HEARING CONTINUED FROM JULY 24, 2017 AND AUGUST 21, 2017**

It was the consensus of the Board to get the authority from October Town Meeting to seek an RFP for the sale of this property to allow the Board to set restrictions on the property.

MR. CHAIRMAN, I MOVE TO CONTINUE THE PUBLIC HEARING ON THE VOTE TO SELL TOWN OWNED LAND MAP 42, PARCEL 128, 8 DEVONS ROAD UNTIL OCTOBER 16, 2017 AT 8:00 P.M.

MOTION BY: MR. SCHULTZ

SECONDED BY: MR. O'LEARY

VOTED: 5-0 (UNANIMOUS)

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AMEND VOTE FROM AUGUST 21, 2017 – MAP 26, PARCEL 77 – 17R FRANCIS STREET

Mr. Gilleberto explained to the Board that a Dollar amount should have been specified in the vote of August 21, 2017.

MR. CHAIRMAN, I MOVE TO AMEND THE VOTE OF AUGUST 21, 2017 TO SELL BY AUCTION TOWN OWNED LAND DESIGNATED AS MAP 26, PARCEL 77 LOCATED AT 17R FRANCIS STREET, IN ACCORDANCE WITH MGL CHAPTER 60, SECTION 77B TO REFLECT A MINIMUM BID PRICE OF ONE THOUSAND SEVEN HUNDRED AND FIFTY DOLLARS (\$1,750.00) TO COVER LEGAL FEES. BUYER TO PAY ALL OTHER FEES, COSTS AND EXPENSES ASSOCIATED WITH THE CONVEYANCE SUBJECT TO THE FOLLOWING RESTRICTION(S):

1. NOT BE USED IN AND OF ITSELF AS A SEPARATE BUILDING LOT.
2. THE PREMISES SHALL NOT BE USED TO SATISFY MINIMUM ZONING OR HEALTH CODE REQUIREMENTS FOR THE CONSTRUCTION ON OR USE OF ANY BUILDING ON ADJOINING LAND.
3. NO BUILDING OR OTHER STRUCTURE OF ANY KIND SHALL BE ERECTED OR MAINTAINED ON THE PREMISES UNLESS THE PREMISES IS COMBINED WITH ADJOINING AND SAID ADJOINING LAND ALREADY MEETS THE MINIMUM REQUIREMENTS OF THE TOWN OF NORTH READING FOR A SEPARATE BUILDING LOT.
4. TO WAIVE THE PROVISIONS OF MGL CHAPTER 40A, SECTION 6 PURSUANT TO ITS NINTH PARAGRAPH.

MOTION BY: MR. SCHULTZ
SECONDED BY: MR. O'LEARY
VOTED: 5-0 (UNANIMOUS)

UPDATE ON MWRA/READING/ANDOVER WATER DISCUSSIONS

Mr. Mauceri gave an updated power point presentation titled Water – MWRA or Andover. It reviewed the status of discussions with Andover and the status of the MWRA project. Members of Andover Board of Selectmen were present as well as Andover's water consultants. Rob Williamson of Wright Pearce assured the Board that the Merrimack River basin has an infinite supply of water and there will be no long term issues getting water from there. As part of the permitting process, Andover will have to make sure the system is efficient enough to deliver the maximum amount of water to the Town. The Board was informed that a water flow test near the Town line with Andover was done within 12 months and it was good. The Town could be in a position to open the valve July 1, 2019. Mr. Prisco thanked the Andover BoS for their vote last week. Mrs. Manupelli expressed her appreciation to the members of the Andover Board for their commitment to North Reading. Mr. Schultz stated it is good to have something tangible to work with and the 5 year out concerned him. Andover and North Reading Town Meetings will have to support this agreement.

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George Luongo of 18 Ridgeway Road asked the Board if this agreement could be more permanent than 99 years. Jeff Yull of 27 Park Street thanked all involved in working together to come up with a solution. Mr. O'Leary commented that the MWRA and Reading have been great throughout the entire process. Mr. Schultz thanked Andover, Reading, Mr. Mauceri and Mr. O'Leary for their efforts.

ANDOVER WATER / WASTEWATER VOTES

MR. CHAIRMAN, I MOVE TO POSTPONE UNTIL NO LATER THAN APRIL 30, 2018 FURTHER PERMITTING, DESIGN, AND CONSTRUCTION ACTIVITIES FOR AN MWRA POTABLE WATER INTERCONNECTION IN ORDER TO FURTHER EVALUTE THE FEASIBILITY OF ANDOVER PROVIDING ALL OF NORTH READING'S WATER.

MOTION BY: MR. SCHULTZ
SECONDED BY: MR. MAUCERI
VOTED: 5-0 (UNANIMOUS)

MR. CHAIRMAN, I MOVE TO ACCEPT THE PROPOSED EXTENSION TERMS INCLUDED IN THE "SUMMARY OF TERMS" OFFERED BY THE TOWN OF ANDOVER AS A BASIS FOR FURTHER DISCUSSION OF AN EXTENSION OF THE EXISTING INTERMUNICIPAL AGREEMENT BETWEEN THE TOWNS OF ANDOVER AND NORTH READING FOR POTABLE WATER, AND TO INSTRUCT THE ADMINISTRATION TO WORK WITH THE TOWN OF ANDOVER TO CREATE AN IMA DOCUMENT EFFECTING THOSE TERMS FOR FINAL APPROVAL BY THE ANDOVER AND NORTH READING BOARDS OF SELECTMEN BY OCTOBER 2, 2017

MOTION BY: MR. SCHULTZ
SECONDED BY: MR. O'LEARY
VOTED: 5-0 (UNANIMOUS)

9:07 – 5 Minute recess.

9:15 – Reconvene

**APPROVE/SIGN AMENDMENT TO PURCHASE AND SALE AGREEMENT – 104
LOWELL ROAD / PULTE HOMES OF NEW ENGLAND**

Mr. Gilleberto summarizes the changes regarding the easements on the property. The Town will retain ownership of the property on which the 100 and 102 Lowell Road wastewater fields are located.

MR. CHAIRMAN, I MOVE TO APPROVE AND SIGN THE FIRST AMENDMENT TO THE PURCHASE AND SALE AGREEMENT DATED MARCH 9, 2017 BETWEEN THE TOWN OF NORTH READING AND PULTE HOMES OF NEW ENGLAND.

MOTION BY: MR. SCHULTZ
SECONDED BY: MR. O'LEARY
VOTED: 5-0 (UNANIMOUS)

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REVIEW OCTOBER TOWN MEETING ARTICLES

Article 1 – No Discussion.

Article 2 – Ms. Rourke informed the Board that there are 2 Prior Year Bills from DPW and HR.

Article 3 – 200 Thousand Dollars from Free Cash.

Article 4 – No dollar amount targeted. There are no unexpended funds from previous articles.

Article 5 – No amount yet, options will be reviewed. This is usually done at June Town Meeting.

Article 6 – Transfers will be recommended.

Article 7 – Generally 50 Thousand Dollars.

Article 8 – Mr. Prisco is in favor of the Town Hall and Fire Station Feasibility Study for now, Mr. Schultz agrees. Mr. O’Leary, Mrs. Manupelli and Mr. Mauceri agree with funding a Town Facilities Master Plan. Finance Committee Member, Abigail Hurlbut stated studies done in the past are collecting dust and studies should be acted on within a couple of years. Mr. O’Leary responded that because of the Pulte Homes project, the timing and opportunities are different now than before. Mr. Gilleberto stated a Town Facilities Master Plan would take approximately 12-18 months to complete and cost approximately One Hundred and Fifty Thousand Dollars or greater. Mrs. Manupelli suggested streamlining all town services into one complex. CPC Member, Mr. Bill Bellavance informed the Board that the CPC is also working on a Master Plan and he agrees with funding a Town Facilities Master Plan. Rita Mullin, 29 Abbott Road stated that she looks at the Town as one big picture and a group should be formed with all committees so that all properties will be looked at. Mr. Mauceri suggested changing the language in the article to not list all town buildings; he would like it to be more general as there is more flexibility keeping it broad. Mr. Gilleberto will change the wording before the Board signs the Warrant.

Mr. Prisco informed the Board of a meeting he had with the Lieutenant Governor regarding Senior Housing. Mr. Prisco will be getting together with DHCD to discuss using Town Owned Property to seek RFP’s from Developers to build Senior Housing. CPC member Mr. Bellavance informed the Board that they have looked at Carpenter Drive for Senior Housing.

Article 9 – Funding through the approval of Finance Committee.

Article 10 – Three Hundred and Twenty-Five Thousand from General Fund and Water Enterprise.

Article 11 – This is a companion article related to Article 10. Mr. O’Leary stated it is important to have this article to have Town Meeting act upon it so the Board doesn’t have to wait until June to file a home rule petition.

Article 12 – Mr. O’Leary stated that this article will allow the Town to negotiate with Andover. There is no recommended dollar amount for this article.

Article 13 and Article 14 – Mr. O’Leary would like to keep these articles on the Warrant to have “tools in the toolbox”. Mr. Mauceri would like to provide a report at Town Meeting to layout the strategy of these articles.

Article 15 – Mr. O’Leary wants this Article kept on the Warrant.

MR. CHAIRMAN, I MOVE TO PLACE THE SOCIAL HOST BYLAW AS AN ARTICLE ON THE OCTOBER 2, 2017 TOWN MEETING WARRANT.

MOTION BY: MR. SCHULTZ

SECONDED BY: MR. O’LEARY

VOTED: 5-0 (UNANIMOUS)

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Article 16 – DPW Director will speak further on this Article at the Informational Hearing on September 18th.

Article 17 – No dollar amount.

Article 18 – Change Parcel number to 128.

MR. CHAIRMAN, I MOVE TO PLACE AN ARTICLE ON THE OCTOBER 2, 2017 TOWN MEETING WARRANT TO AUTHORIZE THE BOARD OF SELECTMEN TO SELL MAP 42, PARCEL 128 – 8 DEVENS ROAD BY SEEKING PROPOSALS FOR THE DISPOSAL OF THE PROPERTY.

MOTION BY: MR. SCHULTZ
SECONDED BY: MRS. MANUPELLI
VOTED: 5-0 (UNANIMOUS)

Article 19- New Article added

MR. CHAIRMAN, I MOVE TO PLACE ARTICLE 19 ON THE OCTOBER 2, 2017 TOWN MEETING WARRANT TO ACQUIRE PROPERTY FOR PUBLIC POTABLE WATER MAIN: 100 LOVELL ROAD (MAP 14, PARCEL 9).

MOTION BY: MR. SCHULTZ
SECONDED BY: MR. O'LEARY
VOTED: 5-0 (UNANIMOUS)

MINUTES

MR. CHAIRMAN, I MOVE TO APPROVE THE AUGUST 21, 2017 REGULAR SESSION MINUTES AS WRITTEN.

MOTION BY: MRS. MANUPELLI
SECONDED BY: MR. MAUCERI
VOTED: 5-0 (UNANIMOUS)

MR. CHAIRMAN, I MOVE TO APPROVE THE AUGUST 21, 2017 EXECUTIVE SESSION MINUTES AS WRITTEN.

MOTION BY: MR. SCHULTZ
SECONDED BY: MR. O'LEARY
VOTED: 5-0 (UNANIMOUS)

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APPROVE JULY LEGAL BILLS

MR. CHAIRMAN, I MOVE TO APPROVE LEGAL BILLS FOR JULY, 2017 IN THE AMOUNT OF \$7,049.42 AS FOLLOWS:

KOPELMAN AND PAIGE, P.C. (GENERAL)	\$6,114.92
KOPEMAN AND PAIGE, P.C. (LABOR)	166.50
THOMSON	<u>768.00</u>
TOTAL	\$7,049.42

MOTION BY: MR. SCHULTZ
SECONDED BY: MR. MAUCERI
VOTED: 5-0 (UNANIMOUS)

OLD AND NEW BUSINESS

Mr. Schultz: Good luck to the kids going back to school.

Mr. Mauceri: Traffic will be heavier with kids heading back to school. Step it up with keeping your eyes on the road.

Mr. O'Leary: Is looking forward to meeting with Andover tomorrow since the vote tonight was good. Be aware of the kids going back to school and more traffic on the road. Acknowledged the passing of retired North Reading police officer, Dennis Maher, "he served the community well". He sent condolences to his family and the North Reading Police Department. Mr. Prisco asked that Mr. O'Leary let the Moderator know about the status of the water agreement and discussions with Andover before October Town Meeting.

Mrs. Manupelli: Asked residents to look for volunteer opportunities on various Boards and Committees within the Town.

SIGN OCTOBER TOWN MEETING WARRANT

Constable John Firriello was in attendance.

MR. CHAIRMAN, I MOVE TO SIGN THE OCTOBER 2017 TOWN MEETING WARRANT.

MOTION BY: MR. SCHULTZ
SECONDED BY: MR. O'LEARY
VOTED: 5-0 (UNANIMOUS)

TOWN ADMINISTRATOR'S REPORT

See Attached. Topics discussed:

Seasonal Water Use Restrictions, Roadway reclamation, hydrant flushing, status of Martins Pond, Veterans dinner. Employee recognition event.

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OLD AND NEW BUSINESS CONTINUED

Mr. Prisco: Sent condolences to family of Dennis Maher. Offered to bring the food from his market to the Strategic Planning Meeting on September 11th.

WARRANT ARTICLE RECOMMENDATIONS

ARTICLE 1– HEAR AND ACT ON REPORTS OF TOWN OFFICERS AND COMMITTEES

MR. CHAIRMAN, I MOVE TO RECOMMEND ARTICLE 1 – HEAR AND ACT ON REPORTS OF TOWN OFFICERS AND COMMITTEES.

MOTION BY: MR. SCHULTZ
SECONDED BY: MR. O'LEARY
VOTED: 5-0 (UNANIMOUS)

ARTICLE 2 – PRIOR YEAR BILLS

MR. CHAIRMAN, I MOVE TO RECOMMEND AT TOWN MEETING ARTICLE 2 – PRIOR YEAR BILLS.

MOTION BY: MR. SCHULTZ
SECONDED BY: MRS. MANUPELLI
VOTED: 5-0 (UNANIMOUS)

ARTICLE 3 – TRANSFER FUNDS TO CAPITAL IMPROVEMENT STABILIZATION FUND

MR. CHAIRMAN, I MOVE TO RECOMMEND AT TOWN MEETING ARTICLE 3 – TRANSFER FUNDS TO CAPITAL IMPROVEMENT STABILIZATION FUND.

ARTICLE 4 – APPROPRIATE MONEY TO STABILIZATION FUND

MR. CHAIRMAN, I MOVE TO RECOMMEND AT TOWN MEETING ARTICLE 4 – APPROPRIATE MONEY TO STABILIZATION FUND.

ARTICLE 5 – TRANSFER FUNDS TO OTHER POST EMPLOYMENT BENEFITS LIABILITY TRUST FUND

MR. CHAIRMAN, I MOVE TO RECOMMEND AT TOWN MEETING ARTICLE 5 – TRANSFER FUNDS TO OTHER POST EMPLOYMENT BENEFITS LIABILITY TRUST FUND.

ARTICLE 6– AMEND FY 2018 OPERATING BUDGET

MR. CHAIRMAN, I MOVE TO RECOMMEND AT TOWN MEETING ARTICLE 6 – AMEND FY 2018 OPERATING BUDGET.

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ARTICLE 7 – FUND REPAIRS TO TOWN BUILDINGS

MR. CHAIRMAN, I MOVE TO RECOMMEND ARTICLE 7 – FUND REPAIRS TO TOWN BUILDINGS.

MOTION BY: MR. SCHULTZ
SECONDED BY: MR. O'LEARY
VOTED: 5-0 (UNANIMOUS)

ARTICLE 8 – FUND TOWN FACILITIES MASTER PLAN

MR. CHAIRMAN, I MOVE TO RECOMMEND ARTICLE 8 – FUND TOWN FACILITIES MASTER PLAN.

MOTION BY: MR. SCHULTZ
SECONDED BY: MR. O'LEARY
VOTED: 5-0 (UNANIMOUS)

ARTICLE 9 – APPROPRIATE SUPPLEMENTAL FUNDS FOR J.T. BERRY/LOWELL ROAD PROPERTY

MR. CHAIRMAN, I MOVE TO RECOMMEND AT TOWN MEETING ARTICLE 9 – APPROPRIATE SUPPLEMENTAL FUNDS FOR J.T. BERRY/LOWELL ROAD PROPERTY.

ARTICLE 10– APPROPRIATE FUNDS FOR STUDY AND DESIGN – WATER/WASTERWATER CONNECTION

MR. CHAIRMAN, I MOVE TO RECOMMEND ARTICLE 10– APPROPRIATE FUNDS FOR STUDY AND DESIGN – WATER/WASTERWATER CONNECTION.

MOTION BY: MR. SCHULTZ
SECONDED BY: MRS. MANUPELLI
VOTED: 5-0 (UNANIMOUS)

ARTICLE 11 – AUTHORIZE INTERMUNICIPAL AGREEMENT WITH TOWN OF ANDOVER AND HOME-RULE PETITION FOR POTABLE WATER

MR. CHAIRMAN, I MOVE TO RECOMMEND ARTICLE 11 – AUTHORIZE INTERMUNICIPAL AGREEMENT WITH TOWN OF ANDOVER AND HOME-RULE PETITION FOR POTABLE WATER.

MOTION BY: MR. SCHULTZ
SECONDED BY: MR. O'LEARY
VOTED: 5-0 (UNANIMOUS)

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ARTICLE 12 – FUND CONSTRUCTION OF PUMP STATION, READING AND NORTH READING WATER SYSTEM IMPROVEMENTS FOR MWRA WATER INTERCONNECTION

MR. CHAIRMAN, I MOVE TO RECOMMEND ARTICLE 12 - FUND CONSTRUCTION OF PUMP STATION, READING AND NORTH READING WATER SYSTEM IMPROVEMENTS FOR MWRA WATER INTERCONNECTION.

MOTION BY: MR. SCHULTZ
SECONDED BY: MR. O'LEARY
VOTED: 5-0 (UNANIMOUS)

ARTICLE 13– AUTHORIZE INTERMUNICIPAL AGREEMENT WITH TOWN OF READING AND HOME RULE PETITION FOR POTABLE WATER

MR. CHAIRMAN, I MOVE TO RECOMMEND ARTICLE 13– AUTHORIZE INTERMUNICIPAL AGREEMENT WITH TOWN OF READING AND HOME RULE PETITION FOR POTABLE WATER.

MOTION BY: MR. SCHULTZ
SECONDED BY: MR. O'LEARY
VOTED: 5-0 (UNANIMOUS)

ARTICLE 14– AUTHORIZE ARTICLE 97 LEGISLATION FOR POTABLE WATER INTERCONNECTION WITH TOWN OF READING

MR. CHAIRMAN, I MOVE TO RECOMMEND ARTICLE 14– AUTHORIZE ARTICLE 97 LEGISLATION FOR POTABLE WATER INTERCONNECTION WITH TOWN OF READING.

MOTION BY: MR. SCHULTZ
SECONDED BY: MR. O'LEARY
VOTED: 5-0 (UNANIMOUS)

ARTICLE 15 – AMEND CODE – GENERAL BY-LAWS – SOCIAL HOST RESPONSIBILITY

MR. CHAIRMAN, I MOVE TO RECOMMEND AT TOWN MEETING ARTICLE 15 – AMEND CODE – GENERAL BY-LAWS – SOCIAL HOST RESPONSIBILITY.

MOTION TO RECOMMEND BY MR. SCHULTZ WAS WITHDRAWN AND SECOND OF THE MOTION BY MRS. MANUPELLI WAS WITHDRAWN.

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ARTICLE 16 – AMEND CODE – GENERAL BY-LAWS – BETTERMENT ASSESSMENTS

MR. CHAIRMAN, I MOVE TO RECOMMEND ARTICLE 16 – AMEND CODE – GENERAL BY-LAWS – BETTERMENT ASSESSMENTS.

MOTION BY: MR. SCHULTZ
SECONDED BY: MR. O’LEARY
VOTED: 5-0 (UNANIMOUS)

ARTICLE 17 – APPROPRIATE MONEY FOR SPECIAL COUNSEL LEGAL EXPENSES

MR. CHAIRMAN, I MOVE TO RECOMMEND AT TOWN MEETING ARTICLE 17 – APPROPRIATE MONEY FOR SPECIAL COUNSEL LEGAL EXPENSES.

ARTICLE 18 – SALE OF LAND – 8 DEVENS ROAD – MAP 42, PARCEL 128

MR. CHAIRMAN, I MOVE TO RECOMMEND ARTICLE 18 – SALE OF LAND – 8 DEVENS ROAD – MAP 42, PARCEL 128.

MOTION BY: MR. SCHULTZ
SECONDED BY: MR. O’LEARY
VOTED: 5-0 (UNANIMOUS)

ARTICLE 19 – ACQUIRE PROPERTY FOR PUBLIC POTABLE WATER MAIN – 100 LOWELL ROAD (MAP 14, PARCEL 9)

MR. CHAIRMAN, I MOVE TO RECOMMEND ARTICLE 19 – ACQUIRE PROPERTY FOR PUBLIC POTABLE WATER MAIN – 100 LOWELL ROAD (MAP 14, PARCEL 9)

MOTION BY: MR. O’LEARY
SECONDED BY: MRS. MANUPELLI
VOTED: 5-0 (UNANIMOUS)

ADJOURN

MR. CHAIRMAN, I MR. SCHULTZ MOVE TO ADJOURN.

SECONDED:	MR. O’LEARY	
VOTED:	MR. O’LEARY	AYE
	MRS. MANUPELLI	AYE
	MR. SCHULTZ	AYE
	MR. MAUCERI	AYE
	MR. PRISCO	AYE

VOTE: 5-0 (UNANIMOUS)

ADJOURN: 11:53 p.m.

DATE

ANDREW SCHULTZ, CLERK