

**MINUTES OF THE SELECT BOARD MEETING
MONDAY, JUNE 26, 2023**

Chair Gonzalez called the meeting to order at 7:15 p.m. via in-person and remote participation. Participating members were Ms. Manupelli, Mr. Stuto, Mr. Wallner, Mr. O'Leary and Town Administrator, Michael Gilleberto.

#1. Executive Session

#2

Routine.

First order of business. Recognize Eagle Scout Christine Tenney

Christine Tenney attained the rank of Eagle Scout on December 27, 2022. Miss. Tenney gave some background on Eagle Scouts and described her project of the new shelves in the attic of the Union Congregational Church. She built them to better assist with organization. A Slide Show of pictures was shown of the project in process and completed. There was a Certificate of Recognition that the Chair signed and was presented at the meeting.

Next order of business. Thomson Country Club Pro-Shop and TCC Grille, 2 & 2A Mid-Iron Drive- Vote to Approve Change of Manager

Chris Young was present and questioned by the Select Board. Mr. Young stated he has been employed by the Club for 14 years. Back in 2017, he was the food and beverage manager as well as the Professional Director of Golf. They did hire a food and beverage manager that he did oversee for a few years. He has recently taken over as General Manager.

Mr. O'Leary asked how many hours he will be working.

Mr. Young responded 65.

MADAM CHAIR, I MOVE TO APPROVE A CHANGE OF MANAGER FOR THE SEASONAL CLUB
ALL ALCOHOL LICENSE FOR THOMSON CLUB, INC.-TCC GRILL, 2 MID IRON DRIVE, FROM
BRITONY WELLS TO CHRIS YOUNG.

MOTION BY:	MR. WALLNER
SECONDED BY:	MRS. MANUPELLI

VOTED BY:	MR. STUTO	AYE
	MRS. GONZALEZ	AYE
	MR. WALLNER	AYE
	MR. O'LEARY	AYE
	MRS. MANUPELLI	AYE

VOTE: 5-0 (UNANIMOUS)

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MADAM CHAIR, I MOVE TO APPROVE A CHANGE OF MANAGER FOR THE SEASONAL CLUB WINE AND MALT LICENSE FOR THOMSON CLUB, INC.-PRO SHOP, 2A MID IRON DRIVE, FROM BRITONY WELLS TO CHRIS YOUNG.

MOTION BY: MR. WALLNER
SECONDED BY: MRS. MANUPELLI

VOTED BY:	MR. STUTO	AYE
	MRS. GONZALEZ	AYE
	MR. WALLNER	AYE
	MR. O'LEARY	AYE
	MRS. MANUPELLI	AYE

VOTE: 5-0 (UNANIMOUS)

Next order of business. Liaison Assignments

Chair Gonzalez stated the new assignments are in the Select Board packet and if anyone had any questions to ask her.

Mr. Wallner added that the goal is to merge the recycling committee and energy conservation soon. He also recommended that the Public Services Director, Ms. Hartman be the liaison for the MBTA and Merrimack Valley Regional Transit Authority. Discussion ensued on how best to handle this, housing units and the potential to add a bylaw by October Town Meeting.

Mr. Gilleberto said that in the past they did make a modification to the bylaw for the Recycling Committee.

Ms. Manupelli added that the Select Board should use Facebook to get more information out to the public in a clear manner as this is a way to meet people where they find their information regarding the MBTA and the town's responsibility with them.

Next order of business. Legal Bills

MADAM CHAIR, I MOVE TO APPROVE LEGAL BILLS FOR APRIL IN THE AMOUNT OF \$7,118.80 AS FOLLOWS:

GENERAL	\$ 6,893.80
LABOR	\$ <u>225.00</u>
TOTAL	\$ 7,118.80

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MOTION BY: MR. WALLNER
SECONDED BY: MRS. MANUPELLI/ MR. O'LEARY

VOTED BY: MR. STUTO AYE
MRS. GONZALEZ AYE
MR. WALLNER AYE
MR. O'LEARY AYE
MRS. MANUPELLI AYE

VOTE: 5-0 (UNANIMOUS)

MADAM CHAIR, I MOVE TO APPROVE LEGAL BILLS FOR MAY IN THE AMOUNT OF \$12,431.15 AS FOLLOWS:

GENERAL	\$ 11,328.65
LABOR	\$ <u>1,103.50</u>
TOTAL	\$ 12,431.15

MOTION BY: MR. WALLNER
SECONDED BY: MR. O'LEARY

VOTED BY: MR. STUTO AYE
MRS. GONZALEZ AYE
MR. WALLNER AYE
MR. O'LEARY AYE
MRS. MANUPELLI AYE

VOTE: 5-0 (UNANIMOUS)

Next order of business. **Public Comment**
None

Next order of business **Minutes**

MADAM CHAIR, I MOVE TO APPROVE THE REGULAR SESSION MINUTES AS WRITTEN FOR THE FOLLOWING DATES:

May 22, 2023
November 15, 2021
June 12, 2023

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MOTION BY:	MR. WALLNER
SECONDED BY:	MR. O'LEARY

VOTED BY:	MR. STUTO	AYE
	MRS. GONZALEZ	AYE
	MR. WALLNER	AYE
	MR. O'LEARY	AYE
	MRS. MANUPELLI	AYE

VOTE: 5-0 (UNANIMOUS)

Next order of business. TOWN ADMINISTRATOR REPORT

Mr. Gilleberto informed:

1. Construction of the temporary traffic light at Park and Central Streets began last week. The temporary lights were hung today and are expected to be wired for electricity on Wednesday. The lights will be put on "flash" in an effort to familiarize the community with their location. Attached please find an update issued last week. Closure of Chestnut Street and full activation of the lights will occur within the next ten days. I have been in touch with Rep. Jones regarding potential state grant funding to help offset the \$3+ million cost of replacing the culvert, and we are looking at the Municipal Vulnerability Program as a potential source of assistance.
2. Replacement of the turf field is slated to begin on Wednesday, July 5th and anticipated to conclude no later than Tuesday, August 15th. Parks and Recreation is using the facility this week. Any impacts to youth or other athletics in August will be accommodated by making available other field space
3. The Town Planner and I have been contacted by the Metropolitan Areal Planning Council inviting us to potentially join a group of communities seeking state Department of Energy Resources' planning funds to explore potentially becoming part of the state "Green Communities" program. The Town's participation was proposed as follows: "North Reading is seeking assistance in evaluating the advantages and disadvantages of the program for the Town, as well as the steps Town would need to take to become eligible for the program. Should the Town decide to proceed with a formal application, it is also seeking assistance preparing an application."
4. We continue to pursue grant funding to support transportation programming for seniors and disabled residents. Most recently, we are seeking state Community Transit Grant funding. Please see the attached local attestation memorandum.
5. Attached please find a summary of state budget earmarks and funding for North Reading. A conference committee is now meeting to reconcile differences between the House of Representatives and Senate versions of the budget.

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7. The Town Planner, in conjunction with the Director of Public Works, has submitted two applications to the state "One-Stop" / MassWorks grant program: one for the wastewater project, and one for the Chestnut Street culvert replacement project. I have attached copies for your reference and Rep. Jones has indicated a willingness to support the applications.

8. The Director of Public Services is developing accessibility and reasonable accommodation language that we will be posting on the Town website soon.

Next order of business. **BOARD MEMEBER REPORTS**

Mr. O'Leary wanted to inform the public of the passing of Veronica Lee, a longtime business owner, a wonderful lady and role model for family, community & generous giving; selfless. He thinks she was just a wonderful person but she passed away on Saturday. He called Pat Lee and expressed his condolences as he has have known Veronica his whole life and it's a tremendous loss to the community. Peace and comfort to the family.

Mr. O'Leary also signed up for Black Earth and other people should do the same. If you got your trash bill a few weeks ago it included a Black Earth flyer with an opportunity to sign up for composting through Black Earth. What a fabulous program. For the first 200 people that sign up you get a free Bin so it would save you some money but he would encourage everybody to do it and if we have enough people sign up the price of the program drops. He applauds the recycling committee for their efforts and their persistence in pushing this program forward. He then added that it was nice to see Mr. Wallner joining the Select Board that evening. He's glad he's on the mend.

He wanted to mention how much he appreciates all the people that came out to town meeting and for participating. They had well over 200 people. He'd still like to see more people participate but it was a long evening and people hung in there and actively participated regardless of where they stand on the issues- attendance is getting better.

Mr. Wallner – Began with the Forest Committee and the two things they're working on. One is they have the vendor from the Cape who's going to be doing the mapping of Swan Pond and then coming back with recommendations about how that will be accessible on a lot of different fronts. They're just trying to get the contract done. Besides the mapping, they'll be public outreach of getting people's input about how to make the Swan Pond area more accessible to the forest. The other thing they are doing with the Forest Committee is that because of state regulations or guidelines they can't have more than three (3) people on a forest committee so what other towns have done is they've just renamed it to be a tree committee or something like that so they can expand it. They are working with Rep. Brad Jones to potentially either challenge the state Charter which doesn't look like it's been touched for 20 or 30 years. Or let's just change the name of it and open up because we're going to need more people to work on this. They are in need of friends of the Swan Pond at some point as well.

Commission on Disability is working with the Transportation Committee to come up with a survey. The survey has already been drafted. It also has to be integrated with what Danielle's doing with the Community Planning Commission which is a very good audit of all the facilities in town. Instead of trying to duplicate efforts we're trying to do complementary type work and potentially the transportation

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survey and the disability survey would go out with the census so we could save some money on that as well.

Saturday the Town of Reading did a Juneteenth celebration that was very well attended. They had some people from North Reading there. The Human Rights group had a booth there and was interacting with the guests. It was very lively and very well organized. Reading has actually hired a DEI director in their town. They had food there and they even had beer so that kind of made it even a little bit more celebratory.

Ms. Manupelli and he attended the Pride Ride yesterday and that was fun. That's the third Annual Pride ride and that was also very well attended. They had nice support from the community as they went around with their cars decorated and threw out candy. Then they gathered at the Gazebo afterwards. It's the first time they had done that where they had a DJ and they had a drag queen who performed for the crowd. It was just a really good social event and it went on for about two hours.

Mr. Wallner noted that the Wakefield Vocational School, their conservation committee actually rejected their site plan so of course it's going to be appealed. It's going to be a legal challenge but the site plan that they've picked has many problems according to the Wakefield conservation committee.

Lastly, the people that came to help him with his emergency were excellent. He learned the people who attended were Fire Captain Dave Lee, Firefighter Sean O'Brien, Firefighter Adam Salemm and Firefighter Brian Letendre. They came to his rescue and now he understands why when you have an emergency many people come because they had to lift him out from the bottom of the hill to go to the top. He had to say FF. Sean O'Brien was excellent. He took him all the way to Leahy Clinic. They talked all the way through. He stayed around even after the trauma unit took him in and he stayed around. He really wanted to know what happened to him afterwards. He's very proud of what they've done and this is an extraordinary but they did a really good job, my compliments to them. He told them that He told Chief Stats as well so he knows. Thank you for letting him recognize them.

Ms. Manupelli – Agreed that yesterday's Pride Ride was a really fun event and it was fun to see all of the kids that were there having a blast dancing & singing along. It helped that the performer sang the little mermaid's song. It was great. It was such a positive vibe. It was such a fun, uplifting, with supportive energy there, which we need in these days and times where everyone's angry about everything all the time. It was just a great fun day. Congratulations go to Francine Coughlin and the Human Relations Commission for putting it all together. Mrs. Manupelli learned that Francine Coughlin actually pays for the event out of her own pocket. It's something she really feels is very important to do for the community and like it was said it's a third annual so the Parade's getting a little bit bigger. It's going to need a little bit more support the more and more people learn about it and hear about it probably the better attended. There were a couple of the new Police Officers that were there interacting with everyone, and the kids were enamored of them and it was great to see. Mrs. Manupelli also mentioned Town Day because they want vendors to attend. Hopefully that'll be put into the Transcript and on social media on Facebook and all the Community pages so vendors can be solicited for that. The Chamber will be increasing its advertising. She did meet with them for a planning meeting two weeks ago with a number of department heads and she thinks that they are in fairly good shape for that. The event will be on Sunday, September 17th @10:00 a.m. until 3:00 p.m. That's usually a great fun time as well so people could put that on their calendar. Last year there was even local Artisans.

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Mrs. Manupelli mentioned we are missing out not asking for volunteers for that Wastewater Committee. They should be recruiting homeowners and business owners along the sewer path to serve, so they can carry out the mission of the Committee and get the important information out about this project and publicize how important it is for the Town's future financial stability. We should be actively recruiting members from the business community and homes along the route to serve and get the word out, especially if this project is coming to Town Meeting in October. Mrs. Manupelli commented that we have been talking about the Wastewater Committee and are missing out on some time here, because it's already the end of June, but there is still enough time for the Committee to get information about the Project out. If the Select Board could fill that Wastewater committee and recruit people that are all across the town but primarily people on that route to just serve and take it to the streets. She asked her colleagues to consider doing that.

Mr. Stuto- wanted to touch on that point, first he agrees. He would like to work with the TA and other members of the Wastewater Committee on the scope of this. What is the mission of the Wastewater committee? He thinks that August and especially September will be the biggest push. Mainly because the Wastewater committee are faced with the vacation calendar right now and that's the biggest issue. That doesn't mean the committee should not try to push starting in August but he thinks that July would be the most difficult. He knows what they are coming against but at this point it's taking what we have and getting people on board to ask all their questions in a more intimate way. He doesn't want to use the word sell but be more present to the community. He feels like July is hard but he agrees to put it out there and publicize it the same way we publicize if you want to join a committee. He just wants to make sure that they agree as a board on the scope of it before they advertise it. He's not disagreeing but he also really thinks it's the Select Board's job to fill this Committee. It's incumbent upon the Wastewater Committee to actively recruit people on that sewer line to serve on that but the Committee will still have to publicize.

The other thing is regarding the 40B. Mr. Yebba's Council asked for an update from the Hearing Officer because we were told by January of this past year we would have gotten an answer. The only thing Mr. Stuto can add from recollection of discussions is why there's a delay is that a new Administration came to town during all of this. He knows that Governor Healey made it a point to say that they were reviewing every executive agency. He doesn't know if that's part of the delay but that's the only thing he can think of. He believes the Hearing Officer is going to assemble both Counsels and give us a status update if some sort of a conference is going to occur. He's not sure whether a status can be provided.

Chair Gonzalez- She commented with her support on the plan for Wastewater resident/business committee.

She added that the Community Planning Commission discussed the accessory dwelling unit proposal that they've been working on for three years now. They have a new board and they have a new member so they took a consensus and it failed three to two. They are feeling like they're not going to go forward with it so she said that she would take it to Mr. Gilleberto, the building inspector Gerry Noel and Town Counsel possibly to see next steps and where we go from here. It will probably be on a future agenda

Mr. O'Leary thinks it's important for the community as a whole to embrace the idea that it's a necessary step in order to keep people in the community while they age in the community and allow families to stay together. It was articulated very clearly to the community the average tax bill is over \$10,000 a year. The affordability of being able to stay in our community and age in our community is a real challenge. He thinks this Select Board again at a future meeting should take some sort of a position as to whether or not

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we're embracing an accessory dwelling unit in the future. Then seeking a meeting with the Planning Commission and ask the town planners to communicate information to either spearhead the initiative or explain to us why it's not a good idea because he hasn't heard a good reason not to do it.

Chair Gonzalez said there was to be a meeting between the Community Planning Commission and Select Board but when a consensus failed so did the meeting.

Mr. O'Leary would like to know why or why not they are not in support at a meeting with the Community Planning Commission.

Mr. Stuto added that he thinks they should not talk further until it is an agenda item.

Chair Gonzalez said that is why she wants to first have a discussion with the Building Superintendent and Town Counsel. Then they all can schedule a meeting together to ask the questions.

Mr. O'Leary said he has strong feelings about it and they need to clearly articulate those feeling to the Community Planning Commission.

Ms. Manupelli asked if the CPC had sent its comments about the proposed zoning to us in writing.

Mr. Gilleberto has not received anything.

Ms. Manupelli said she agreed with Mr. O'Leary that the proposed zoning does not die with the CPC because the CPC was not in favor of it.

Mr. Stuto said he will not be in favor of any extensive conversations on ADU. He does not want an ADU battle in October if they are doing Wastewater.

The Select Board discussed this matter further.

Mr. Wallner added "it really does tie into the sewer project because you're telling people who are already strapped to ante up who are seniors, who are on a fixed income. You're asking them to ante up another \$1,200 a year for a sewer project. One of the ways they can mitigate that which is a very important thing is to have ADU. They're over housing their houses this is a way for them to mitigate some of that expense and we have to give them an ADU policy so that they can stay in their homes and not move out because when people move out then they come in with families and when they come with their families we already know the math. If you have one kid it takes three households to bring them thru school if you have two kids that takes five houses, if you have three kids that take seven houses. It's just very clear math and the ADU is a very critical part to having people have the affordability to live in their house and stay in our community. We need seniors in our town. This is outrageous and ridiculous that Community Planning Commission cannot see to do this. It's ridiculous and it's unacceptable"

Chair Gonzalez said it is not fair to say such things about the Community Planning Commission.

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Next order of business. OLD AND NEW BUSINESS

Mr. Stuto see Board Member Report
Ms. Gonzalez see Board Member Report
Mr. O'Leary see Board Member Report
Mr. Wallner see Board Member Report
Chair Manupelli see Board Member Report

*Included in case a matter not reasonably anticipated by the Select Board needed to be discussed.

Last order of business. ADJOURN

MADAM CHAIR, I MOVE TO ADJOURN.

MOTION BY: MR. WALLNER
SECONDED BY: MR. STUTO

VOTED BY:	MR. STUTO	AYE
	MRS. GONZALEZ	AYE
	MR. WALLNER	AYE
	MR. O'LEARY	AYE
	MRS. MANUPELLI	AYE

VOTE: 5-0 (UNANIMOUS)

ADJOURN: 8:33 p.m.

DATE



RICHARD WALLNER, CLERK