

**MINUTES OF THE SELECT BOARD MEETING
WEDNESDAY, SEPTEMBER 6, 2023**

Chair Gonzalez called the meeting to order at 7:34 p.m. via in-person and remote participation. Participating members were, Mr. Wallner, Mr. O’Leary and Town Administrator, Michael Gilleberto. Mr. Stuto & Ms. Manupelli participated virtually. A full recording of this meeting can be found at <https://www.youtube.com/user/TheNorcam1>

#1

Routine.

First order of business.

BOARD MEMEBER REPORTS

Mr. O’Leary- Reported that the Historic District Commission met on 9/5/23 regarding the Wheeler Property and they intend to break ground in April. 50 units of 55 Plus. The Board of Health and Mr. Greenberg had not been consulted yet re: the bylaw for the Sustainable Food Ware Warrant proposal. They are still working on the RFP for the Hillview. Lastly, North East Metro Tech resolved their issues with the conservation committee and they will also be needing an additional \$20M.

Chair Gonzalez asked if the Hillview tenants plan to open a restaurant.

Mr. O’Leary said they are currently working thru some plans to make that happen.

Mr. Wallner – on 9/14/23 the Forrest Committee will meet with the consultants to launch the Swan Pond Project. The work will take 4-5 months. Taxation Aid Committee will meet on 9/20/23. Happy to welcome Gail Manning who has done a lot of research on what other communities are doing regarding seniors in Town of North Reading. Thank you to the DPW for their quick reaction/work during the Martins Pond oil spill.

Mr. Stuto- None

Ms. Manupelli- None

Chair Gonzalez- The Community Impact Team will be holding another Guiding Good Choices over 4 weeks.

October 4th Workshop 1: Family Fundamentals and Values
October 11th Workshop 2: Facing Family Conflicts and Risk Management
October 18th Workshop 3: Setting Your Family Up for Success
October 25th Workshop 4: Youth Substance Use and Mental Health 101

All programs are 6p-9p and will include Dinner.

<https://www.signupgenius.com/go/20f0a44a4ae23aa8-guiding3#/>

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Mr. Wallner added that 9/9/23 from 11 a.m.-3 p.m. is the Black and Brown Market, 9/17/23 is Town Day from 11 a.m.-4 p.m. and 9/23/23 is the Apple Festival.

Next order of business. **Meeting Minutes**

Tabled

Mr. Wallner reading the acknowledgements as follows:

Acknowledgement of release of the following Select Board
Executive Session minutes:

11/06/2017	SECTION 3	CIVIL RIGHTS
11/06/2017	SECTION 6	104 LOWELL ROAD
09/18/2017	SECTION 6	REAL ESTATE
09/05/2017	SECTION 6	REAL ESTATE
8/21/2017	SECTION 6	REAL ESTATE
7/24/2017	SECTION 6	104 LOWELL ROAD
7/6/2017	SECTION 6	104 LOWELL ROAD
6/19/2017	SECTION 3	CIVIL RIGHTS

Acknowledgement of release of the following Select Board
executive session minutes, subject to any necessary redactions under
the Public Records Law:

11/06/2017	SECTION 3	SSBC LITIGATION
10/16/2017	SECTION 3	OUTSTANDING LITIGATION
09/18/2017	SECTION 3	SSBC LITIGATION
09/05/2017	SECTION 3	SSBC LITIGATION
8/21/2017	SECTION 3	SSBC LITIGATION
7/24/2017	SECTION 3	SSBC LITIGATION
6/19/2017	SECTION 3	SSBC LITIGATION
6/01/2017	SECTION 3	SSBC LITIGATION
5/23/2017	SECTION 3	SSBC LITIGATION
5/22/2017	SECTION 3	SSBC LITIGATION
4/3/2017	SECTION 3	SSBC LITIGATION

Acknowledgement of review and continued non-disclosure of the
following Select Board Executive Session minutes:

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11/06/2017	SECTION 3	FIRE UNION
11/06/2017	SECTION 3	DPW UNION
10/16/2017	SECTION 3	FIRE UNION
10/02/2017	SECTION 3	FIRE UNION
09/18/2017	SECTION 3	FIRE UNION
09/18/2017	SECTION 3	HEALTH INSURANCE
09/05/2017	SECTION 3	FIRE UNION
8/21/2017	SECTION 3	FIRE UNION
7/24/2017	SECTION 3	FIRE UNION
7/24/2017	SECTION 3	DPW UNION
6/19/2017	SECTION 3	NUE AGREEMENT
6/19/2017	SECTION 3	NRAS
05/22/2017	SECTION 3	HEALTH INSURANCE
04/24/2017	SECTION 3	COLLECTIVE BARGAINING/LIBRARY UNION /FIRE, UNION/HEALTH INSURANCE
4/3/2017	SECTION 3	FIRE UNION
7/17/2023	SECTION 3	OPEN MEETING LAW
8/07/2023	SECTION 3	OPEN MEETING LAW

Next order of business. Proclamation: Carmen DiChiara Day

Chair Gonzalez declared that Carmen DiChiara will celebrate her 100th birthday on 9/14/23.

Mr. Gilleberto said they will present her with a proclamation at her home at 2:00 P.M on 9/14/23.

Mr. O'Leary said that she was the recipient of the Boston Post Cane previously with Rep Jones in attendance.

Ms. Manupelli said Happy Birthday to her. She is glad to have her as part of our community.

MADAM CHAIR, I MOVE TO DECLARE SEPTEMBER 14, 2023 AS CARMEN DICHARA DAY AND TO READ THE ATTACHED PROCLAMATION.

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

VOTED BY:	MR. STUTO	AYE
	MRS. GONZALEZ	AYE

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MR. WALLNER	AYE
MR. O'LEARY	AYE
MRS. MANUPELLI	AYE

VOTE: 5-0 (Unanimous)

Chair Gonzalez read the Proclamation.

Next order of business. Wastewater Project Update

At 7:55 p.m. Mr. Wallner and Mr. O'Leary recused themselves and reserved the right to speak as citizens' of the Town of North Reading.

Mr. Gilleberto noted that Matt Corbin from Write Pierce, Laurianne Galvin & Joseph Parisi were present and then turned the meeting over to Mr. Corbin to proceed with a PowerPoint.

Joseph Parisi then gave a quick update and recapped the project. He went over the project timeline considerations which is something the Select Board asked for. He also had a slide on the Municipal Wastewater system Final Design Cost Funding Needs. He then summarized the funding needs and timeline.

Mr. Gilleberto said the way they were approaching this project on the Rte.114 portion was approved at the October Town Meeting in 2021. They were to seek approval for both final design funding for the rest of the route except Rte.114. That would include everything in town and up Rte.125 and then also Rte.114 to the treatment plant. All of that was going to be at the same time as well as seeking construction funding. Asking for both puts a lot of pressure on the timeline for the town to make a decision. They have heard that folks feel rushed. They have describe the pressures are MassDOT and SRS funding, but taking opportunity to separate the final design and taking advantage of significant amount of State and Federal grant funding awarded for the design will allow the town to not only pursue the designs and not need to consider the construction appropriation yet. Allowing questions to be answered and address in a less urgent manner and still stay on track, use SRF and use the significant reduction in the interest rate it brings. He recognized the Director of Public work for identifying this as a potential strategy.

Ms. Manupelli asked if the Rte.114 portion that is circled on the slide is in Andover.

Joseph Parisi answered that it's N. Andover.

Ms. Manupelli said that the Town of North Reading needs to get in on that.

Joseph Parisi said correct.

Ms. Manupelli asked why we need to get involved now.

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Joseph Parisi answered if they paved over their Wastewater pipes the Town of North Reading would have to wait 5 years to rip up the pavement and connect to that line. We are trying to get in on their bid so we are ready to go when its time.

Ms. Manupelli then asked if the SRF funding can be used for N. Andover.

Joseph Parisi said it can be.

Ms. Manupelli asked regarding the construction part if once its designed can they asked for more grants.

Joseph Parisi said yes they can ask for additional Mass Works grants.

Mr. Gilleberto added to be on time they would need to begin design immediately and finish that design by October 2024 in order to maintain the Town of North Reading's eligibility and then they would need to appropriate construction funding by June 30, 2024

Ms. Manupelli said the town has already said yes to the design and they took money from the JT Berry.

Mr. Gilleberto said correct.

Mr. Stuto said this funding came in after the application for design in 2021.

Mr. Gilleberto replied yes.

Mr. Stuto asked if they could have asked before design.

Mr. Gilleberto said yes.

Mr. Stuto said they cannot expect commitment from funding venues until they commit. They committed to design and then got the funds.

Mr. Gilleberto added the October 21 appropriation included cost for Rte. 114. The timeline has slowed to winter 23. They decided to proceed with Rte.114 so we do not fall behind Rte.114 complete.

Mr. Stuto said due the time restraints he thinks that on the next agenda \$500K from ARPA for this and to appropriate it tonight.

Ms. Manupelli asked if that fits the ARPA parameters.

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Mr. Gilleberto replied it checks all the boxes and the least likely to get clawed back.

Ms. Manupelli asked if they can use the ARPA for design.

Laurianne Galvin said it's under \$10M and falls along the lines of infrastructure.

Ms. Manupelli asked if they are considering crossing out a warrant article.

Mr. Gilleberto said the Select Board can chose that.

Chair Gonzalez asked for Select Board consensus. Some discussion ensued.

Mr. Gilleberto said it gives the Town of North Reading time as a community. There is hope to have a full design with the types of pipes and a model to show folks. Joseph Parisi has done a tremendous job.

Chair Gonzalez again asked for Select Board consensus. Ms. Manupelli she is good with moving forward on what's been recommended, Mr. Stuto yes and Chair Gonzalez agrees.

Mr. Wallner & Mr. O'Leary returned at 9:05 p.m.

Next order of business. Appointments

CAPITAL IMPROVEMENT PLANNING COMMITTEE

MADAM CHAIR, I MOVE TO APPOINT THE FOLLOWING INDIVIDUALS TO THE CAPITAL IMPROVEMENT PLANNING COMMITTEE FOR TERMS TO EXPIRE ON JUNE 30, 2024:

DONALD KELLIHER

MICHAEL GILLEBERTO

MICHAEL CONNELLY

JOSEPH FOTI

JEFFREY L FRIEDMAN

MOTION BY: MR. WALLNER

SECONDED BY: MR. O'LEARY

VOTED BY: MR. STUTO DONALD KELLIHER, MICHAEL GILLEBERTO,
MICHAEL CONNELLY, JOSEPH FOTI & JEFFREY L FRIEDMAN

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MRS. GONZALEZ MR. STUTO DONALD KELLIHER, MICHAEL GILBERTO, MICHAEL CONNELLY, JOSEPH FOTI & JEFFREY L FRIEDMAN

MR. WALLNER MR. STUTO DONALD KELLIHER, MICHAEL GILBERTO, MICHAEL CONNELLY, JOSEPH FOTI & JEFFREY L FRIEDMAN

MR. O'LEARY MR. STUTO DONALD KELLIHER, MICHAEL GILBERTO, MICHAEL CONNELLY, JOSEPH FOTI & JEFFREY L FRIEDMAN

MRS. MANUPELLI MR. STUTO DONALD KELLIHER, MICHAEL GILBERTO, MICHAEL CONNELLY, JOSEPH FOTI & JEFFREY L FRIEDMAN

VOTE: 5-0 (Unanimous)

At 9:08 p.m. Mr. Wallner and Mr. O'Leary recused themselves and reserved the right to speak as citizens' of the Town of North Reading.

WASTEWATER PROJECT COMMITTEE

MADAM CHAIR, I MOVE TO APPOINT THE FOLLOWING INDIVIDUALS TO THE ECONOMIC DEVELOPMENT COMMITTEE FOR TERMS TO EXPIRE DECEMBER 31, 2023: (CHOOSE ONE)

PAUL DENARO

JEFFREY YULL

STEPHEN CASAZZA

Mr. Stuto said they looked at all 3 candidates and Mr. Casazza has Wastewater design and construction experience.

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

VOTED BY: MR. STUTO	STEPHEN CASAZZA
MRS. GONZALEZ	STEPHEN CASAZZA
MR. WALLNER	ABSTAINED
MR. O'LEARY	ABSTAINED
MRS. MANUPELLI	STEPHEN CASAZZA

VOTE: 3-0 2-ABSTAIN

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Abigail Hurlbut said she could not hear.

Chair Gonzalez reiterated that the vote was for Stephen Casazza.

Next order of business. American Rescue Plan Act (ARPA) Funds

Mr. O'Leary suggested they take up the Wastewater fund discussion so that Mr. Wallner and he could rejoin for the rest of the discussions.

Mr. Stuto made a Motion:

MADAM CHAIR, I MOVE TO APPROPRIATE \$500,000 OF ARPA FUNDING TO GO TOWARDS COMPLETE DESIGN AND CONTINUED PLANNING OF THE WASTEWATER PROJECT.

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

Chair Gonzalez added let the record show that Mr. O'Leary and Mr. Wallner have recused themselves from deliberations as Select Board members and reserve the right to participate as citizens.

Ms. Manupelli asked for a subtotal of the ARPA funding.

Mr. Gilleberto said \$3,187,208.89 of unobligated ARPA Funds.

Citizen Discussion:

Rita Mullins asked if the \$500K gets voted down at the Town Meeting will it be clawed back. There were a lot of people against it before. Maybe work with the people so they know what's going on. May they will hear it better if they are part of the discussion.

Chair Gonzalez said they were not in favor of the bylaw change not what she is referring.

Ms. Manupelli said the comment was not accurate at all and the town was not opposed to it as the appropriated funds from the JT Berry,

Mr. Gilleberto said if this vote passes there will not be a need to vote on the October Town Meeting and they will have to take up the construction funding in the spring.

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

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MRS. MANUPELLI

AYE

VOTE: 3-0 (2- ABSTAIN)

Mr. Wallner and Mr. O'Leary returned at 9:18 p.m.

Mr. Gilleberto did a PowerPoint. He recognized the Finance Direct and the DPW director for their contributions and the many boards and committee that submitted proposals. He highlighted two, Kid Spot shortfalls and Hood School boiler labor issue. They fit the mold for ARPA. They are already approved with shortfalls.

Mr. O'Leary asked what the amount is.

Rita Mullins replied asking \$250K with potential \$100K extra as they are meeting with a designer on Friday and need a budget.

Marty Tilton added \$250 will get it back to where it was before but with being ADA compliant. \$100K is a wish for site furnishing/fences.

Mr. O'Leary asked what the original appropriation was.

Marty Tilton it was \$225. They has \$50K they needed to use by June 1st and that is what they used for DEMO.

9:30 p.m. Chair Gonzalez left room. 9:33 p.m. Chair Gonzalez returned.

Rita Mullins said they did not have a number yet they has a plan. The old equipment was \$150K now it cost \$370K. Once they priced it out they realized they needed more and they are trying to make it whole. 30 years ago everything but the equipment was donated now they would need \$248K. The site needs work to fit the ADA requirements as well which needed to be added in. \$248K minimum with potential \$100K.

Mr. O'Leary asked what the original appropriation was.

Marty Tilton responded that they received a \$50K and got an additional \$100K from the state and Parks and Recreation appropriated \$75K, totaling \$225.

Rita Mullins added towards their best guestimate of \$473K.

Mr. O'Leary said \$500K to make it whole.

Mr. Stuto asked if the new plan includes kids of all ages.

Marty Tilton responded that it will have a completely inclusive structure and will have separate area for a toddler section and a separate area for all ages like before.

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Mr. Stuto said they got \$250K then asked what the total cost will be.

Marty Tilton said \$475K.

Mr. Stuto asked how long did the last playground last.

Marty Tilton said 34 years.

Mr. Stuto asked would the new be more durable.

Margie Salt said no, it will not be more durable.

Mr. Stuto said this should last 30 years and it is a good deal for a park and he is in favor. It fits into kid infrastructure and you get your money's worth.

Mr. Wallner added he looks at the list of asks. Boilers, trucks, Kid Spot are things that don't last long and are depreciating assets. What stands out to him is the Downtown Sewer and Fire Station renovation and improvement on the 3 intersections. They provide safety and last particular forever. If putting in the downtown sewer system it will protect the one that is there now and due to the fact it is underutilized in the summer time it is shortening the life of that system. He believes it's an investment in the future that will provide an ROI.

Mr. O'Leary said the downtown sewer project would connect Town of North Reading Police Department, Town of North Reading Fire Department, Damon Tavern, Third Meeting House and potentially the Batchelder School. He thinks they should approach the State in regards to Peabody Court.

Mr. Wallner is not in support of Kid Spot. He is in favor of the bigger ROI projects.

Ms. Manupelli said she is not sure why they jumped to Kid Spot, as they were asking Mr. Gilleberto questions on his presentation. She has questions. She thinks they need to revisit the approved projects and this is all wrong and because this was vetted by the Capital Improvement Planning Committee through the Enterprise Fund. There is all different numbers now (\$50K, \$100K \$75K). What was on the warrant was \$100K then \$225K, \$375 now she heard \$475K. If there is that much on an increase in the project they need to go back to the Capital Improvement Planning Committee Department like every other department and review where the cost overruns are. She would like to ask Mr. Gilleberto some questions as it seems like a forgone conclusion that they moved onto Kid Spot. She then asked that they already appropriated funds for the Haverhill & Chestnut intersection. In the warrant article there were two items under Capital Plan using Free Cash and a portion of the Capital Improvement Stabilization Fund for \$145K. Is that distinct from this \$100K for Haverhill & Chestnut intersection?

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Mr. Gilleberto responded that there are 3 funding components for Haverhill & Chestnut intersection the first is \$480K appropriation by borrowing at Town Meeting June 2022. There was a shortfall for original scope and a request to add a side walk to connect the intersection with existing sidewalks on Heritage Way. The shortfall was \$160K, the sidewalks were \$85K to make up shortfall. \$60K was appropriated from Free Cash and was further combined with the \$100K that was shown at the meeting on the slide.

Ms. Manupelli said if she was to make a motion to utilized ARPA money they would not be pulling from free cash.

Mr. Gilleberto responded that that would be correct but they have been advised by the Finance Director and by the folks at ARPA that she consulted to avoid funding cash appropriated articles and instead look to those that have not been borrowed yet.

Ms. Manupelli asked why if they are unrestricted. Mr. Gilleberto deferred to the Finance Director.

Laurianne Galvin answered that because Free Cash closed on June 30. That Free Cash they used is gone and they cannot change the funding source. They can only change the funding sourced on things they were going to borrow but have not yet.

Ms. Manupelli's second question for Mr. Gilleberto was he spoke about a project that would not be completed (she thinks North and Central) that he did not think would be completed within the deadline.

Mr. Gilleberto answered that the project he said that was not on the list was the Chestnut St. Bridge. They would not be able to enter into a contract before December 2024. North and Central was on the list that could be a project previously authorized to borrow but not borrowed that could be funded by ARPA.

Ms. Manupelli asked if they had a contract on the designed could they meet the deadline.

Mr. Gilleberto said it was funded by Free Cash with \$100K so that would be in the same category as the \$85K from before.

Ms. Manupelli said they missed the boat on a lot of things and they will be zoning in on the projects that were bonded for.

Mr. Gilleberto said yes that is how they have been advised. Added that they went into the planning to allocate \$1.5M each year to the Capital Improvement Planning Committee as indicated as of spring of this year. What changed was the definition of obligate. They learned that they needed to enter into a contract to spend were they could follow the same approach of

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\$1.5M but could only do 2 Fiscal years. This recommendation did allocate \$1.5M of ARPA funding and is not showing available as it has already been allocated.

Both Mr. O'Leary and Mr. Wallner stated they do not remember that allocation at all.

Mr. Gilleberto reminded that a Capital Improvement Plan that came to the Select Board in April of this year and they reviewed funding requests to go to Town Meeting. They were to be augmented for two projects which the board voted on at one point. It was over the summer \$1.4M for the Park Street bridge and \$100K for the balance at the Haverhill and Chestnut Street.

Mr. O'Leary & Mr. Wallner said they misunderstood.

Ms. Manupelli said she did not remember having known about deadline in April as she thinks that is new information.

Mr. Gilleberto responded that they knew the deadlines. What changed is the definition of obligate.

Ms. Manupelli added that knowing they could take back the money is new info.

Mr. Gilleberto said they have not been told it will be taken they are just encouraged to use it sooner rather than later.

Chair Gonzalez asked Ms. Manupelli if she was done with her questions and then she wanted to clarify that she called Rita Mullins & Marty Tilton up because there were some questions she wanted answered. She wasn't asking anyone to vote on it. She just asked them to come forward so she could get the answers so they could go home and the Select Board could deliberate. She wanted to continue that discussion and finish up the questions they had.

Margi Salt wanted to she knows that they are looking at long-term projects. Kid Spot is near and dear to her heart as she was one of the original people who developed Kid Spot and it is good for the kids, it's good for the town. She thinks at some point you have to say what is good for the people for their lives, for their livelihood. Kids are on the fields on Saturdays. They go up to Kid Spot. What they have now is for 2 year-olds-12 year olds. That's a classification that's used for playground development. What used to be there was a \$150K 34 years ago. They didn't pay for installation. They didn't pay for site development. They designed themselves but that doesn't work today. If the Town of North Reading wants to have something, a destination playground that everybody can go to, it's not just a playground it's a community center. It's a place for people to gather, for parents to talk to each other, to watch their kids play soccer to then go up and play. It's an investment in the future of the town. It's going to affect people's lives on a daily basis and if they don't fund something that's worth some money, they only spend \$50K they're going to have one piece of equipment. They are going to be having people calling on the phone constantly. Think about the kids, think about their health, think about the parent's health their

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sanity because they get the kids out running around and out of their hair for a little bit and the parents also get to talk to each other it's for the benefit of the town, thank you.

Chair Gonzalez asked if the ARPA funds were not available what was the Parks and Recreation going to do.

Rita Mullins replied she was hoping to have presentations for all these things over the next two weeks. The original reason Parks and Recreation even want any money is a year and a half ago to two years ago they met with State officials and Brad Jones to walk through IRP and showed them what 25 years of the money they put into it have done. They looked at it and they said these are the things we need now to redo 30 years later. They said we can give you whatever we can. They praised the Parks Department for everything they had done to keep IRP looking the way it did with no state money from all that had come from the Hillview. They looked at it and said they're going to try to get Parks and Recreation some money and to apply for grants. They we're going to try to get the town some State aid. They came up with \$50K first because they said that Kid Spot is one of the oldest ones and dangerous and we had to get that one fixed. They gave the town \$50K to spend in 2023. Which they did. Then they gave the town \$100K to spend the 2024. The State said they still will try to get them more money but there is going to be Covid funds coming down. What they found in Parks and Recreation/land utilization that had happened is they get more senior citizens down to Ipswich River Park in the past two years than they ever did. It was a place for them to walk around. They got more parents because they can't go to school parks during the day. Kid's Spot is always bombed and filled because people could go to an outdoor thing. They don't want to keep begging for things for ADA and get it accessible. They need to be able to get it tore down for their safety of these children. That's when they put the money into \$100K from the state they got \$50K originally before that Parks and Rec voted for \$100K to put \$25K to IRP and \$75K and we started with \$175K then see what else was needed. That's where they heard about the ARPA funds and they said they're going to apply. All they did was try to be proactive in Parks and Recreation and LUC to apply for the things in town that aren't under user fees. 70% of their lands are all open to the public and the other 30% are fields that are open to the public all the time. They are not going to keep having bake sales like Margie was able to do 35 years ago and get \$200K worth of volunteers. The time doesn't work that way anymore. Everybody that went through Kid Spot today and parents that are part of PTO's & PTA's, Library, Parks and Rec and all those other social groups and volunteers all become the people in the community that volunteer all their time because they are the ones that get to know each other in town from being at Kid Spot and Clark Park through their kids. If there is no money they will do what they can, clean it up put something up and keep working from there. Thank you.

Chair Gonzalez asked if they closed the parks during Covid.

Marty Tilton said for about 5 months yes.

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To the Select Board Chair Gonzalez said she hoped they all made their wish lists and she wanted to go over them and narrow down.

Mr. O'Leary said they should come to a consensus to fund projects borrowed for. They will gain nothing if it is already factored into the budget. He would like to see this onetime money used for projects out of reach and somewhat overlooked. He would like the Select Board to decide this first. A lot they have seen come through on the Capital Improvement Planning Committee or take on a project that will have a long-term positive impact on the community. Do something bold, different, and impactful.

Chair Gonzalez asked for consensus and Ms. Manupelli for her list of things she was interested in.

Ms. Manupelli said she disagrees completely with Mr. O'Leary. She thinks that putting the funds towards these projects that they've have been moved forward for bonding or even a piece of the lights that wasn't approved for bond that they can utilize. She thinks they should consider every public safety thing on the list that was on the capitol warrant article. She thinks they should be utilizing the ARPA funds towards that. Definitely ARPA funds fell into their hands due to a public safety crisis. She is a little confused that they have to have it spent by such and such a time but it's not going to be taken back anyway. The whole point of this being brought up now since the June Town meetings to make sure that they have these funds earmarked for these projects that are basically under, or are almost under contract by a deadline and completed by a deadline. Today they just learned doesn't really matter because they're not going to take the funds back anyway. She does not understand why they have to have it in by a deadline. If they appropriate the ARPA funds for a project \$100K it ends up only costing \$50K they lose the other \$50K but really what does that matter if they're not going to take it back. She does not understand why they even have to do anything but her opinion is completely different than Mr. O'Leary. They should be expanding the funds including for the projects that were bonded. Does that free up money, absolutely. Not every project that filtered through the Capital Planning Committee made it onto that list because they simply didn't have enough funding. These one-time funds can be used for some very important things. She also agrees with Mr. Wallner in that the Fire Station is crucial. That's been in the planning phase. It had a blip or a halt due to Covid. They heavily relied on the firefighters during Covid. That's a great use of ARPA funds. These intersections that we keep hearing about accident after accident after accident is where she believes it will be irresponsible of board members if they don't appropriate with the ARPA funds. It absolutely will it help the town with credit worthiness if they're not out to bond on all of these projects. The Town can use them next time around hopefully they haven't had a change in the rating for a long time. Hopefully that will matter and they will be able to do more improvements for the town. She would like to see the funds being used towards public safety and like Mr. Wallner mentioned the Downtown Sewer. She wished they paid for the apparatus for the firefighters out of the ARPA funds and paid for some of these safety upgrades to the library and fob system that they used free cash for. She has several motions and she's already made several motions at the previous meetings. She had several motions on the intersections and some of the

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other projects in particular. She also considered moving on the Downtown Sewer as well as the fire station project in addition to those three intersections.

Mr. Stuto said that the ship has sailed on the projects that have an authorization to borrow already. It is just sand in the sandbox if they agree most of these things have to get funded one way or another. He thinks it can be a combination of things and they can't fund everything. He is in favor of Kid Spot and the Fire Station renovation. One because it is a quality of life question and one is a safety issue. He said once he is told its ok he is ready to spit out motions.

Chair Gonzalez asked Abigail Hurlbut to respond if the money is for final design.

Abigail Hurlbut responded that the last few years that have spoken with fighter fighters, fire chiefs, Town Administrator, Facilities Master Plan and have come up with a preliminary design and cost estimate for final construction. They are now at the point where they need final design and bid documents and it will take 10 months.

Mr. O'Leary asked if there is no money for that.

Abigail Hurlbut said no there is no money for that. She added as chair of the Finance Committee and Chair of the Facilities Master Plan committee a lot of the items on the list are really Capital Improvement Planning Committee items that need to be looked at against other capital requests which they have not received yet. She thinks to some degree this is unfair.

Ms. Manupelli said Abigail Hurlbut made an important point.

Mr. O'Leary added he thinks the Select Board should look at also is they have other assets in the community that they have not tapped into yet. The Third Meeting house they cannot use half the building and it's not going anywhere, same with Damon Tavern, Eisenhower Park, Swan Pond area, passive recreation and active recreation, dog park, Smith Property. Do something with the assets they have.

Chair Gonzalez said it would need to follow the ARPA rules.

Mr. Gilleberto reiterated needs to be spent by December 2026.

Mr. Gilleberto stepped out at 10:26 p.m. & returned at 10:27p.m.

Mr. O'Leary applauded everyone for their submission for the ARPA funds.

Chair Gonzalez again asked for top 3 wishes.

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Mr. O'Leary added the trash barrels (curbside carts) needed in 2026 and they will cost \$200./barrel. Obviously not prepared with that tonight. Going green and solar power was mentioned as well.

Chair Gonzalez said they have to narrow it down and asked Mr. O'Leary for his top 3.

Mr. O'Leary replied that he does not think he is prepared to make any recommendations on that evening.

Mr. Wallner after having Abigail Hurlbut make some clarifications said his two choices are the Downtown Sewer and Fire Station. He is not anti-Kid Spot or community.

Mr. Stuto added he would like Kid Spot and Fire Station.

Ms. Manupelli said she is prepared to make a motion on 9 specific items. That motions would be #1. \$600K for Park St. and Central St. design with full signalization, #2 \$415K for design and construction of North St. & Central St. intersections, #3. \$80K for the Library fire alarm upgrade, #4. \$40K for the police fob system, #5. \$785K for the fire station project. She thinks these are crucial. #6. \$50K to clean and renovate the Gazebo, She put the fire station twice, #7. \$717K left which she thinks a portion should go design or engineering of the Downtown sewer, #8. some portion to Kid Spot. She is still unclear on the numbers but is willing to add a small portion to Kid Spot.

Chair Gonzalez asked Mr. O'Leary if he still does not want to make his recommendations.

Mr. O'Leary said he thinks the Downtown Sewer project is critical. The Fire Station study is something that needs to be done and if there is leftover Kid Spot.

Chair Gonzalez said her top ones were originally Central Street Sidewalks but she is willing to change to the Downtown Sewer, Fire Station & Kid Spot. There was some discussion regarding the lights now that school is open.

Mr. Gilleberto added that the Town of North Reading Police Department watched the flow and there was a 3 min delay backup. Chief Mark Zimmerman and the Town Administrator were please which what they saw.

Mr. Wallner made a suggestion of a possible new traffic flow pattern at NRHS/MS.

Mr. Stuto asked Chair Gonzalez if she would entertain motions.

Chair Gonzalez said yes. Mr. Gilleberto added in the spring he submitted funding for the Downtown Sewer through state and will not hear until the later. He thinks that maybe the \$1.5M

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funded last time might work against them this year and he wanted to remind folks of that. If awarded they can revisit what to do with that money then.

MADAM CHAIR, I MOVE TO APPROPRIATE \$785K FOR THE FIRE STATION RENOVATION FINAL DESIGN AND BID DOCUMENTS.

MOTION BY: MR. STUTO
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)

MADAM CHAIR, I MOVE TO APPROPRIATE \$600K FOR THE DESIGN AND CONSTRUCTION OF PARK ST. & CENTRAL ST. WITH THE ADDITION OF FULL SIGNALIZATION.

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

Mr. O'Leary said again not to use APRA for money that has been already appropriated and opposed the full signalization. It is not high priority.

Ms. Manupelli added they already talked about this and she will be making motions for all the public safety projects especially the projects that need to be completed.

Chair Gonzalez asked if she was removing her last motion.

Ms. Manupelli responded that no. She said it does not matter if it is bonded as they can rescind. These are already under contract/designed ready to go.

Mr. O'Leary reiterated they are only freeing up \$200K for future projects. That means you have to borrow to get other projects done and supposed to doing things that aren't already appropriated for. He is strongly opposed.

VOTED BY: MR. STUTO NAY

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MRS. GONZALEZ	AYE
MR. WALLNER	NAY
MR. O'LEARY	NAY
MRS. MANUPELLI	AYE

VOTE: 2-3 (FAILS)

MADAM CHAIR, I MOVE TO APPROPRIATE \$1.8M TOWARD THE DOWNTOWN SEWER PROJECT WHICH INCLUDE THE NRHS/NRMS BUILDINGS AND THE LIBRARY.

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

Ms. Manupelli thinks that is putting way too much money on an expenditure that they are not even clear on. She does not mind having a portion for some sort of final design. She thinks that balance should be spread out.

Mr. Wallner asked Joseph Parisi to update.

Joseph Parisi said they already have the design funds and are working with Weston & Sampson Engineers, Inc. There were delays due to cost and what kind of gravity or force system they wanted to use. He did asked the engineer if this project would be ready to go to meet the ARPA regulations and they said yes.

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

VOTE: 2-3 (FAILS)

MADAM CHAIR, I MOVE TO APPROPRIATE \$415K FOR THE DESIGN AND CONSTRUCTION OF NORTH ST. & CENTRAL ST.

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

Mr. Wallner correct that would need to be \$262K. Ms. Manupelli made the amendment

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MADAM CHAIR, I MOVE TO AMEND THE APPROPRIATION OF \$415K to \$262K FOR THE DESIGN AND CONSTRUCTION OF NORTH ST. & CENTRAL ST.

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

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

VOTE: 3-2 (PASSES)

Some calculations were made to determine the remaining APRA monies. It was totaled to \$1.631M.

MADAM CHAIR, I MOVE TO APPROPRIATE \$1.5M TOWARD THE DOWNTOWN SEWER PROJECT WHICH INCLUDE THE NRHS/NRMS BUILDINGS AND THE LIBRARY.

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

Mr. O'Leary said the project is too important to pass by.

Mr. Stuto asked if they get money for this project they do not have to spend it.

Mr. Gilleberto he believes they will have an answer before entering into a substantial construction contract so yes they can reappropriate.

Ms. Manupelli is not in favor. Will earmark some but not the whole balance.

MADAM CHAIR, I MOVE TO AMEND THE APPROPRIATION TO \$1M FROM \$1.5M TOWARD THE DOWNTOWN SEWER PROJECT.

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

Mr. Gilleberto said they are now talking about a number that will make it a shortfall. How will they make up the money? At Town Meeting? The DPW Director and he would like to have had \$2.3M.

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Ms. Manupelli said they would still have to go to Town Meeting to ask for the full amount if they did not use any ARPA.

Mr. Gilleberto said they were not intending to ask for money for this project at the October Town Meeting. They could and probably should. Do they want to go to Town Meeting to ask for this now?

Mr. Wallner asked is \$1.5M ok.

Joseph Parisi said it could be workable with a less costly alternative.

Chair Gonzalez asked if Mr. Stuto wanted to withdraw his amendment.

Ms. Manupelli said any amount they earmark with ARPA will help this project along. She does not know why \$1.5M is being discussed. Discussing change to the design is not making sense.

Mr. Wallner asked if they can pull from Pulte to make up the difference.

Mr. Gilleberto answered that through Town Meeting yes.

Mr. Stuto decided the vote on the amended motion to see how it goes.

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

VOTE: 3-2 (PASSES)

Mr. O'Leary asked if the plan is to now insert an article on the warrant for \$1.357M. Chair Gonzalez nodded yes.

Ms. Manupelli asked what the plan to move it forward was.

Mr. Gilleberto expects the DPW would have submitted it to the Capital Improvement Planning Committee and they would have considered it as part of their review of projects during the course of the next 6 months in advance of next Junes Meeting. There is an article for Capital Budget Funding and he would recommend doing it that way.

Ms. Manupelli said if the funding sources come up short they would have to put it on as an article to fund it whether by bond, Free Cash or JT Berry for the remaining balance.

Mr. Gilleberto said on paper there is a deficit of \$1.3M. They can probably work with the engineer to make that number less. How much less is unknown.

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Laurianne Galvin added the Town of North Reading's borrowing capacity for June is \$1.5M. If they do this they cannot do anything else. She recommends against the remainder being from borrowing.

Mr. Stuto does not think they will get the \$1.5M from the Federal Government.

Mr. Gilleberto said they can also design a system that will fit the budget and leave out some of the buildings.

Mr. O'Leary added they can't go out to bid as they don't have enough money and don't know where it will come from yet as they are waiting on the federal government. He said to find the money to appropriate the whole thing.

Ms. Manupelli-move to motion.

Mr. Gilleberto said the balance unobligated is \$1,640,209.00. He does not know if there is a willingness to consider that amount and then leave it to the Finance Director and him to figure out funding source for the difference after Joseph Parisi meeting with the engineers.

MADAM CHAIR, I MOVE TO AMEND THE MOTION AS AMENDED TO READ FROM \$1M TO \$1.64M TOWARDS THE DOWNTOWN SEWER PROJECT.

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

Ms. Manupelli clarified that the project is \$2.730M and the motion is for \$1.64M and they will come up with what's left with a warrant article at Town Meeting.

Mr. Gilleberto answered that is correct. They have an article on to amend the FY24 Capital Budget as a housekeeping article. They have been doing this for a few years.

Ms. Manupelli asked what the funding source would be.

Mr. Gilleberto is hoping from Free Cash.

Mr. Wallner added it's important to approve these two important projects and the community would look upon them as being a responsible decision.

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

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VOTE: 5-0 (unanimous)

MADAM CHAIR, I MOVE TO APPROPRIATE \$1.64M AS AMENDED TOWARD THE DOWNTOWN SEWER PROJECT WHICH INCLUDE THE NRHS/NRMS BUILDINGS AND THE LIBRARY

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)

Ms. Manupelli added she would like the Select Board to keep in mind that they should find some funding for Solar Canopies for parking lots to tie into electric vehicle charging stations.

Mr. O'Leary has had lengthy discussion lately on the same. RMLD is ready to work with the Town of North Reading.

Chair Gonzalez thanks her colleagues.

Next order of business. Fall Annual Town Meeting Warrant

Mr. Gilleberto made some opening comments on the warrant articles. He assumes based on the earlier decision on Wastewater they will vote to remove Articles 11A & 11B from the warrant.

At 11:36 p.m. Mr. Wallner and Mr. O'Leary recused themselves for discussion, deliberations or conclusions on votes regarding those articles.

MADAM CHAIR, I MOVE TO REMOVE ARTICLE 11A AND 11B FROM THE WARRANT FOR OCTOBER TOWN MEETING.

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

VOTED BY:	MR. STUTO	AYE
	MRS. GONZALEZ	AYE

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MR. WALLNER	ABSTAIN
MR. O'LEARY	ABSTAIN
MRS. MANUPELLI	AYE

VOTE: 3-0 (2- ABSTAIN)

At 11:37 p.m. Mr. Wallner and Mr. O'Leary returned

MADAM CHAIR, I MOVE TO REMOVE ARTICLE 12 FROM THE WARRANT FOR OCTOBER TOWN MEETING.

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

Mr. Gilleberto said this project will have to come back to Town Meeting and leaving it on could give the Select Board a chance to tell the town.

Mr. Stuto asked if they can just say it under article one that they approved the fire station.

Mr. O'Leary likes the ideas to leave it on.

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

VOTE: 2-3 (FAILS)

MADAM CHAIR, I MOVE TO SIGN THE OCTOBER 2, 2023 TOWN MEETING WARRANT.

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	ABSTAIN

VOTE: 4-1 (ABSTAIN)

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ARTICLES TO RECOMMEND

MADAM CHAIR, I MOVE TO RECOMMEND –ARTICLE 1– HEAR AND ACT ON REPORTS OF TOWN OFFICIERS AND COMMITTEES, ARTICLE 6- APPROPRIATE MONEY TO THE PARTICIPATING FUNDING ARRANGEMENT FUND, ARTICLE 13 - AUTHORIZE ARTICLE 97 HOME-RULE PETITION FOR CHESTNUT STREET BRIDGE, ARTICLE 14 – APPROPRIATE MONEY TO OPIOID SETTLEMENT SPECIAL PURPOSE STABILIZATION FUND, ARTICLE 16 CREATE AND TRANSFER FUNDS INTO SECONDARY SCHOOL BUILDING PROJECT DEBT SERVICE SPECIAL PURPOSE STABILIZATION FUND, ARTICLE 18 AUTHORIZE HILLVIEW COMMISSION TO ENTER INTO GOLF COURSE MANAGEMENT CONTRACTS FOR TERMS IN EXCESS OF THREE YEARS, ARTICLE 21 STREET ACCEPTANCE: EATON CIRCLE, ARTICLE 22 AUTHORIZE HOME-RULE PETITION REGARDING RETIRED POLICE OFFICER,

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

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

ARTICLES RECOMMEND AT TOWN MEETING

MADAM CHAIR, I MOVE TO RECOMMEND AT TOWN MEETING –ARTICLE 2 – PRIOR YEAR BILLS. ARTICLE 3 APPROPRIATE MONEY TO STABILIZATION FUND ARTICLE 4 APPROPRIATE MONEY TO CAPITAL IMPROVEMENT STABILIZATION FUND ARTICLE 5 APPROPRIATE MONEY TO SOLID WASTE STABILIZATION FUND ARTICLE 7 AMEND FY 2024 OPERATING BUDGET ARTICLE 8 RESCIND AUTHORIZATIONS TO BORROW ARTICLE 9 AMEND FY 2023 CAPITAL BUDGET ARTICLE 10 APPROPRIATE MONEY FOR LEGAL EXPENSES – 20 ELM STREET LITIGATION ARTICLE 12 APPROPRIATE MONEY FOR BRIDGE/CULVERT STUDY ARTICLE 15 APPROPRIATE MONEY FOR SUBSTANCE ABUSE TREATMENT, MITIGATION AND PREVENTION ARTICLE 17 APPROPRIATE MONEY TO COVER GRANT DEFICITS ARTICLE 19 AUTHORIZE CONVEYANCE OF TOWN-OWNED LAND FOR AFFORDABLE HOUSING (7 ST. THERESA’S STREET)

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ARTICLE 20 AMEND CODE OF NORTH READING TO REGULATE SUSTAINABLE FOOD
WARE AND PACKAGING.

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

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

MADAM CHAIR, I MOVE TO RECOMMEND PASSING OVER ARTICLE 11.

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

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

Next order of business. Street Acceptance: Eaton Circle

MADAM CHAIR I MOVE TO SIGN THE VOTE OF INTENTION TO LAY OUT EATON
CIRCLE AND THE ORDER OF NOTICE TO BE SENT TO ABUTTERS.

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

Ms. Manupelli asked if it was a subdivision.

Mr. Stuto added it's off Mt Vernon St.

Mr. Gilleberto said it is complete with the town engineers and ready for acceptance.

VOTED BY: MR. STUTO	AYE
MRS. GONZALEZ	AYE
MR. WALLNER	AYE

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MR. O'LEARY	AYE
MRS. MANUPELLI	AYE

Next order of business. Public Comment

NONE.

Next order of business. Legal Bills

MADAM CHAIR, I MOVE TO APPROVE LEGAL BILLS FOR JULY, 2023 IN THE AMOUNT OF \$6,797.71 AS FOLLOWS:

GENERAL	\$5,493.71
LABOR	\$ 611.00
20 ELM STREET	<u>\$ 693.00</u>
TOTAL	\$6,797.71

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

Next order of business. Town Administrator Report

Mr. Gilleberto reported:

He is working with RMLD to facilitate the installation of electric vehicle charging stations at various Town locations. The Middle/High School parking lot and Town Hall are the first two locations that he anticipate signing license agreements for in the coming days.

In response to the Board's request, attached please find background information regarding an accessory dwelling unit zoning bylaw.

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Next order of business. **OLD AND NEW BUSINESS**

Ms. Gonzalez said she had a great conversation with the Chair of the Community Planning Commission, Warren Pierce. They would rather have a workshop on a non-meeting night. The Town Planner will get some dates together.

Ms. Manupelli asked who will be in the workshop

Chair Gonzalez said Community Planning Commission, Select Board, Town Planner, and Building Department.

Ms. Manupelli if it needs to be a meeting they should have it on a Select Board meeting night.

Chair Gonzalez said it will take a long time.

Mr. O'Leary suggested a joint workshop of 2 boards and be open to the public.

Mr. Wallner said after he in Danielle McKnight have a summary of best practices they will set up a meeting.

Mr. O'Leary said thank you for the work on the ADU. Mr. Cazzaza will be a great addition to the Wastewater committee. He is a 35 year member of the community. RMLD are working on the Solar Canopies. There is a lot of money for that now. They would be happy to be on an agenda soon.

Mr. Wallner said the Recycle Committee will be happy to help with the chargers. Francine Coughlin sent a letter informing of the Ellie Fund and to turn your business Pink and the Gazebo in the Center.

Mr. Gilleberto said if someone donates the lights they can set them up.

Mr. Stuto-None

Ms. Manupelli-None

Chair Gonzalez wanted to Congratulate Captain Michael Tannian on his promotion.

*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

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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

ADJOURN: 12:30 a.m. 9/7/23

DATE



RICHARD WALLNER, CLERK