

**MINUTES OF THE SELECT BOARD MEETING
MONDAY, DECEMBER 18, 2023**

Chair Gonzalez called the meeting to order at 7:03 p.m. via in-person and remote participation. Participating members were Ms. Manupelli, Mr. Stuto, Mr. O'Leary and Town Administrator, Michael Gilleberto. Mr. Wallner was absent.

MADAM CHAIR, I MOVE TO MAKE MR. O'LEARY THE ACTING CLERK FOR THIS MEETING DUE TO MR. WALLNER ABSENCE.

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

VOTE: 4-0 (1-ABSENT)

MADAM CHAIR, I MOVE TO ENTER INTO EXECUTIVE SESSION FOR THE FOLLOWING PURPOSE:

MADAM CHAIR, I MOVE TO ENTER INTO EXECUTIVE SESSION FOR THE PURPOSES OF SUBSECTION 6 – TO CONSIDER THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY (1 CENTRAL STREET) AND THAT THE CHAIR DECLARES THAT AN OPEN MEETING MAY HAVE A DETRIMENTAL EFFECT ON THE NEGOTIATING POSITION OF THE PUBLIC; AND FOR THE PURPOSES OF SUBSECTION 7 – TO COMPLY WITH, OR ACT UNDER THE AUTHORITY OF, ANY GENERAL OR SPECIAL LAW OR FEDERAL GRANT-IN-AID REQUIREMENTS (MGL CHAPTER 30A, SECTION 22(F), (G) (2) TO REVIEW THE SELECT BOARD EXECUTIVE SESSION MEETING MINUTES FROM THE FOLLOWING DATES: 10/16/23, 11/20/23; 2/6/17, 3/6/17, 3/9/17, 3/20/17 & 2/7/17, VOTES MAY BE TAKEN)

AND TO ADMIT:

RITA MULLIN

ATTORNEY LEE S. SMITH, TOWN COUNSEL

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

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

VOTE: 4-0 (1-ABSENT)

The Board went in to Executive Session

Chair Gonzalez called the Open Session portion of the meeting back to order at 7:35 p.m. via Hybrid participation. Participating members were Ms. Manupelli, Mr. Stuto, Mr. O'Leary and Town Administrator, Michael Gilleberto. Mr. Wallner was absent.

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

Mr. O'Leary spoke regarding the passing of a good friend and former member of this board Herby "Bucko" Bachelor. He was a son, brother, husband, father, veteran, athlete, public servant, businessman and more importantly everybody's friend.

Mr. O'Leary stated that he has been contacted by Northeast Vocational School Committee representative Judy Dymont with some pretty good news in relation to the Northeast school building project. It's back on schedule, on time and on budget. There was a supplemental appropriation from the legislature. They won't have to do value engineering. It appears as though there's going to be more than enough funds to build the school to specifications as was presented at Town Meetings and it appears as though there will be a surplus of funds at the end which they intend on reducing the assessments to every city and town for any more appropriations. Congratulations to them for their hard work in soliciting the additional assistance and for the work of the legislative delegation including Representative Jones, Senator Tarr, and Senator Lewis. Also, I just want to wish everybody happy, safe and peaceful holidays. For the old new business and stay safe and be careful on the roads and wishing people peaceful New Year.

Mr. Wallner-ABSENT

Mr. Stuto- None

Ms. Manupelli said she wanted to echo Mr. O'Leary to have a Merry Christmas, Happy Holidays, Happy New Year. She hopes its healthy and prosperous for everyone. Stay safe and careful on the roads.

Chair Gonzalez said she was working on Saturday on the South Shore so I couldn't go but I heard from many people how long that line was for Herbie Batchelder. She also wanted to echo as well Merry Christmas, Happy Holidays. She hopes its healthy and prosperous for everybody.

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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

Next order of business. Recognize Leah Basbanes, Conservation Agent

Mr. Gilleberto recognized Leah Basbanes for her 21 years of service to the Town. She has been a contractor but really been part of the Town Hall family, and is moving on to new challenges.

The Board members thanked Leah for her service and she was presented with a plaque.

There was a short recess for pictures from 7:52 PM to 7:53 PM.

Next order of business. Introduce Jason Lacroix, Assistant Building Inspector

Gerard Noel introduced the new Assistant Building Inspector, Jason Lacroix. He has an extensive knowledge and a background of maintenance and had a contracting business for 32 years.

Jason Lacroix said he is happy to be here and all have been welcoming.

Next order of business. Review Intersection Designs: Haverhill Street and Chestnut Street & North Street and Central Street

Sam Gregorio and Dylan Skinner from TEC were present and reviewed a PowerPoint presentation. DPW Director Joe Parisi was also present.

For Haverhill Street, there was discussion of the turning radius for large trucks, the crosswalks and sidewalk, and the median.

For North and Central Street, there was discussion of Poultry Farm Road, the limited improvements on North Street, and the need for more calming measures.

TEC will come back with revisions in January.

Next order of business. American Rescue Plan Funds

Mr. Gilleberto gave an update on the status of funding for ARPA projects. There is a shortfall for the Fire Station in particular.

The Board had discussion regarding the shortfall as well as the status of other projects that were

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previously approved.

Select Board Secretary stepped out of the room from 10:00 P.M. until 10:03 P.M.

The Select Board is concerned about this request and seeks more information at the next meeting.

Next order of business. One (1) Central Street

Mr. Gilleberto updated the Town of North Reading's community on how they are close to a signed purchase and sale agreement to acquire 1 Central Street. This vote gives the Select Board chair authorization to sign the agreement once it is complete. They are working on a Special Town Meeting date for January 30th and would need 150 voters for a quorum

MADAM CHAIR, I MOVE TO APPROVE AND ENTER INTO A PURCHASE AND SALE AGREEMENT TO ACQUIRE THE LAND AT 1 CENRAL STREET IN THE FORM PRESENTED AND TO AUTHORIZE THE CHAIR TO EXECUTIVE THE AGREEMENT ON THE BOARD'S BEHALF AND APPROVE NON-SUBSTANTIVE REVISIONS TO THE AGREEMENT PRIOR TO EXECUTION

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

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

VOTE: 4-0 (1-ABSENT)

Next order of business. Common Victualler License Application: MA 34571 Sub Inc. d/b/a Subway 34571 – 72 Main Street

New proposed manager Palakkumah Patel was present for questions.

Chair Gonzalez asked if he plans to make any changes.

Mr. Patel replied no.

Mr. O'Leary wished him well and asked for him to bring back the Large Pretzels.

MADAM CHAIR, I MOVE TO APPROVE THE COMMON VICTUALLER LICENSE FOR MA 34571 SUB INC. D/B/A SUBWAY 34571 – 72 MAIN STREET TO EXPIRE DECEMBER 31, 2024 SUBJECT TO ALL REGULATORY DEPARTMENT REQUIREMENTS:

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

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

VOTE: 4-0 (1-ABSENT)

Next order of business. License Renewals

MADAM CHAIR, I MOVE TO RENEW THE FOLLOWING COMMON VICTUALLER LICENSES TO EXPIRE DECEMBER 31, 2024 SUBJECT TO ALL REGULATORY DEPARTMENT REQUIREMENTS:

-COWABUNGA'S ENTERTAINMENT, LLC

-THE LOBSTER CLAW SEAFOODS, INC

-FOUR PATHS LLC, d.b.a. SUBWAY OF NORTH READING.INC.

-MA 34571 SUB INC. D/B/A SUBWAY 34571

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

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

VOTE: 4-0 (1-ABSENT)

COMMON VICTUALLER (#2)

MADAM CHAIR, I MOVE TO RENEW THE FOLLOWING COMMON VICTUALLER LICENSES TO EXPIRE DECEMBER 31, 2024 SUBJECT TO ALL REGULATORY DEPARTMENT REQUIREMENTS:

-KYLIE'S COFFEE D/B/A HEAV'NLY DONUTS

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

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

VOTE: 4-0 (1-ABSENT)

FRATERNAL CLUB

MADAM CHAIR, I MOVE TO RENEW THE FOLLOWING FRATERNAL CLUB/ALL ALCOHOL LICENSE TO EXPIRE DECEMBER 31, 2024 SUBJECT TO ALL REGULATORY DEPARTMENT REQUIREMENTS:

LOYAL ORDER OF MOOSE

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

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

VOTE: 4-0 (1-ABSENT)

JUKEBOX LICENSE

MADAM CHAIR, I MOVE TO RENEW THE FOLLOWING JUKEBOX LICENSE TO EXPIRE DECEMBER 31, 2024 SUBJECT TO ALL REGULATORY DEPARTMENT REQUIREMENTS:

LOYAL ORDER OF MOOSE

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

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

VOTE: 4-0 (1-ABSENT)

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AUTOMATIC AMUSEMENT DEVICES

MADAM CHAIR, I MOVE TO RENEW THE FOLLOWING AUTOMATIC AMUSEMENT DEVICE LICENSES TO EXPIRE DECEMBER 31, 2024 SUBJECT TO ALL REGULATORY DEPARTMENT REQUIREMENTS:

-COWABUNGA'S ENTERTAINMENT, LLC

-LOYAL ORDER OF MOOSE

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

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

VOTE: 4-0 (1-ABSENT)

SUNDAY ENTERTAINMENT

MADAM CHAIR, I MOVE TO RENEW THE FOLLOWING SUNDAY ENTERTAINMENT LICENSES TO EXPIRE DECEMBER 31, 2024 SUBJECT TO ALL REGULATORY DEPARTMENT REQUIREMENTS:

-ULTRA CHIC EVENTS LLC. d.b.a ULTRA CHIC EVENTS AT
HILLVIEW COUNTRY CLUB

-WAYAMA GROUP LLC d.b.a. MARIO'S RESTAURANTE

Mr. Gilleberto added that the licenses will now reflect what has been applied for and granted, and this will be the new norm for the future.

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

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

VOTE: 4-0 (1-ABSENT)

SUNDAY ENTERTAINMENT (#2)

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MADAM CHAIR, I MOVE TO RENEW THE FOLLOWING SUNDAY ENTERTAINMENT LICENSES TO EXPIRE DECEMBER 31, 2024 SUBJECT TO ALL REGULATORY DEPARTMENT REQUIREMENTS:

- DOS LOBOS LLC d.b.a. HOPOTHECARY ALE'S BREWERY & KITCHEN
- GRILL 19 YEBBA GROUP, LLC d.b.a THERESA'S PRIME GRILL 19
- BNR NORTHREADING LLC d.b.a HORSESHOE LOUNGE

Ms. Manupelli recused herself.

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

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

VOTE: 3-0 (1-ABSENT 1-RECUSED)

CLASS II LICENSE

MADAM CHAIR, I MOVE TO RENEW THE FOLLOWING CLASS II LICENSE TO EXPIRE JANUARY 1, 2025 SUBJECT TO ALL REGULATORY DEPARTMENT REQUIREMENTS:

-SASHO STANTCHEV

Mr. O'Leary recused himself.

Mr. Gilleberto reminded the Board that Mr. Stantchev came before the Select Board in early fall for his Class II. We asked him to get a letter from his Condo Association approving his business and he did. Because of the time required to obtain the letter, he was not able to obtain the license until November and he has not been able to use it yet. He sent the Select Board a letter asking for relief on the renewal cost. Mr. Gilleberto is prepared to recommend this relief request to the Select Board for this year only.

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

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

VOTE: 3-0 (1-ABSENT 1-RECUSED)

MADAM CHAIR, I MOVE TO WAIVE THE RENEWAL FEE FOR THE LICENSE THE SELECT BOARD JUST APPROVED FOR THE UPCOMING YEAR FOR SASHA STANTCHEV.

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

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

VOTE: 3-0 (1-ABSENT 1-RECUSED)

APPROVE ABCC RENEWAL CERTIFICATION.

MADAM CHAIR, I MOVE TO APPROVE AND SIGN THE ABCC 2024 RENEWAL CERTIFICATION.

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

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

VOTE: 4-0 (1-ABSENT)

Next order of business. Appointments

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MADAM CHAIR, I MOVE TO PLACE IN NOMINATION THE FOLLOWING NAMES FOR APPOINTMENT AS A FULL MEMBER TO THE ZONING BOARD OF APPEALS FOR A TERM TO EXPIRE ON DECEMBER 31, 2026. (1 OPENING)

MICHELLE BODIAN (CURRENT ASSOCIATE MEMBER)

ANNA CONTE

WILLIAM M. CANNELL

STEVEN J CORREALE JR.

REBECCA M GRIFFIN

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

Mr. Stuto said after discussion with the outgoing chair there was a full acceptance for Ms. Bodian to be appointed.

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

VOTE: 4-0 (1-ABSENT)

Next order of business. Meeting Minutes

Passed Over

Next order of business. Public Comment

Amy Sonia, Fieldcrest Terrace, expressed her concerns as a resident about the Fire Station project. She is concerned about rebuilding on a small lot adjacent to wetland and also that there isn't a fire station on the west side of town. Response times can be long to the west side of town from the current station location.

Upon approving these minutes on April 1, 2024, the Select Board voted to add that Mrs. Pat Fillmore of Fieldcrest Terrace was present and spoke regarding the fire station under public comment.

Next order of business. Set Upcoming Meeting Schedule

Passed over due to Mr. Wallner being absent. Mr. Gilleberto said that the next upcoming Select Board meeting will be Monday, January 8, 2024 at 7:00 PM. He added there may be an additional meeting to sign the potential Special Town Meeting warrant.

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Mr. Gilleberto wished a happy holidays to the board and to the community, and thanked the Town's volunteers and employees for their hard work. He also recognized the hard work of many, including the Board of Health, Building Department, and Jen McNeill in the office to ensure that all licenses were ready to be renewed on time.

Last order of business. **ADJOURN**

MADAM CHAIR, I MOVE TO ADJOURN.

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

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

VOTE: 4-0 (1-ABSENT)

ADJOURN: 10:42 p.m.

DATE _____



STEPHEN O'LEARY, ACTING CLERK