

**MINUTES OF THE SELECT BOARD MEETING
MONDAY, AUGUST 3, 2020**

Chairwoman Manupelli called the meeting to order at 6:35 p.m. via remote participation. Participating members were Mrs. Gonzalez, Mr. Wallner, Mr. Stuto, Mr. O'Leary, and Town Administrator, Michael Gilleberto.

CALL TO ORDER OPEN SESSION

Chairwoman Manupelli called to order the open session at 6:35 p.m.

MADAM CHAIR, I MOVE TO ENTER INTO EXECUTIVE SESSION FOR THE PURPOSES OF EXEMPTION 6 (REAL ESTATE – 4, 12 AND 14 CONCORD STREET), SUCH DISCUSSIONS IN OPEN SESSION WILL HAVE A DETRIMENTAL IMPACT ON THE TOWN, AND TO ADMIT THE FOLLOWING: FINANCE COMMITTEE CHAIR ABIGAIL HURLBUT, FINANCE COMMITTEE MEMBER DON KELLIHER, ATTORNEY JON EICHMAN FROM TOWN COUNSEL KP LAW, AND FURTHER THAT THE SELECT BOARD WILL RETURN TO OPEN SESSION FOR REGULAR SESSION.

MOTION BY:	MR. STUTO	
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)

RECESS OPEN SESSION TO GO INTO EXECUTIVE SESSION – 6:37

RECONVENE – 7:43

Members recite the Pledge of Allegiance.

BOARD MEMBER REPORTS

Mr. O'Leary:

- Spoke of Deacon Al Balestracci, who he has known for 50 years, he was a long time member of the community, a navy veteran, registered nurse, worked for Commonwealth of Massachusetts with special needs students at a facility in North Reading, he was an onsite administrator at the Hogan Center. After he retired he became a Deacon for 40 years. He was a Grand Knight for the Knights of Columbus, he became a golfer, he was the father of 5 kids raised in North Reading, and he had 9 Grandchildren, 12 Great Grandchildren and 8 Great-Great Grandchildren. He contributed spiritually and emotionally to the community. He had a successful and full life and he offers condolences to his family and appreciation for his services.

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- Spoke of John Friberg, who is known to most High School athletes. He had a vocation in the financial field but a passion for photography. He was at all the sporting events taking pictures, and giving them to the families. He gave them a lifetime of memories. He touched so many families. He was recognized and inducted into the North Reading Sports Hall of Fame along with his daughter Ali. He sends his heartfelt condolences and wants to acknowledge unsung heroes. He will be missed and was greatly appreciated.

Mr. Wallner:

- Had a second session of the racial justice summit and some of the youth came out including Hornets Against Hate, had a great discussion; it's a positive thing people are doing. He thanked town employees; Jen Ford, Bob Collins, Paul Lucci, Amy Luckiewicz, and Mary Prenney who provided great support and it was a great volunteer effort.
- Phil Hertz who is leading the rail trail has been given a grant for Forty-Five Thousand Dollars from the State for a feasibility study. He would like him to attend a future Select Board Meeting to discuss how to spend the grant money. He couldn't have a better person to spear head this and wants to keep this going while we have the momentum.
- He met with Kim Manzelli and Kathryn McKay and the UMass gerontology group. They are looking for a contract for the Community Compact about becoming an age friendly community; this is where we are now, and where we should go to move forward
- He stated members from the Martins Pond Committee are here today to talk about the needs of the pond.

Mr. Stuto:

- He applauds Dr. Daly and Chairman Buckley who have come up with great plans for students to get back to school; he was on a call last week where a plan was unveiled, they are making the best of the situation.

Mrs. Gonzalez:

- Thanks Mr. O'Leary for his wonderful description of Deacon Al, he was such a wonderful man, and sends her condolences to the family.
- Applauded the time and effort Mr. Hertz has put into the rail trail and stated what a great job he is doing.
- Discussed the upcoming event she is organizing as a private citizen, not as a Select Board member, to show support for the North Reading Police. The event will take place on August 12, 2020 from 5:30-7:00 on the Town Common to show support and appreciation for the local police department. The gazebo will be lit up blue and she encourages residents to display blue lights on their property. She wants to make it clear it is not political, there will be no political signs, just a display of thanks and support. Everyone is welcome.

Mrs. Manupelli:

- Commends Dr. Daly, the School Committee, and the Administration for the graduation ceremony held on July 24th. It could not have been more professionally organized and arranged. The program was excellent, the essays, and speeches were remarkable. She thanks everyone who was part of putting it together as it was not an easy task. It was a great time for the kids and very well done. She also thanks Public Facilities.

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Mr. O’Leary:

- Thanks “In This Together 01864” for their services and for doing such a great job and for all their support and efforts. They will be transitioning to the Department of Elder Affairs.
- He congratulated Scott Buckley for taking on the Chairmanship of the School Committee and stated we are very fortunate to have him in our community and thanks him for his willingness to serve.
- Stated the TA will speak later about the State Legislature and the Governor making a commitment to Local Aid; it will give local communities a sense of direction. He asked the Board to take a position on supporting the House proposal for the relief bill for more support for Cities and Towns and to go on record to ask the delegation and Senators to support the House version for extra support. He would like to send a letter of support signed by the Chair.

PUBLIC COMMENT

None.

**AUTHORIZE CHAIR TO SIGN DISCLOSURE FORM FOR ELECTION WORKER
CANDIDATE UNDER G.L.C.268A SECTION 20(B)**

Mr. Gilleberto states the disclosure is for a Call Firefighter who wants to be an Election Worker. The authority to appoint comes through the Select Board. The individual is Jeff Strong and the position of Election Worker was previously designated a “Special Municipal Employee”.

MADAM CHAIR, I MOVE TO AUTHORIZE THE CHAIR TO SIGN THE DISCLOSURE FORM FOR JEFF STRONG PURSUANT TO G.L.c.268A, §20(b).

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

VOTE: 5-0 (UNANIMOUS)

APPOINTMENTS: ELECTION WORKERS

Mr. Gilleberto states this is a customary appointment of Election Workers. He further stated some names have been added or removed from the list, including the removal of Deacon Al.

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MADAM CHAIR, I MOVE TO EXERCISE THE FOLLOWING OPTION FOR APPOINTMENT OF ELECTION WORKERS FOR ELECTIONS HELD BETWEEN SEPTEMBER 1, 2020 THROUGH AUGUST 31, 2021:

APPOINT ELECTION OFFICERS FROM THE LIST SUBMITTED BY THE
REGISTRARS AS RECOMMENDED BY THE REGISTRARS.

MOTION BY:	MR. STUTO	
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)

MEET WITH MARTINS POND COMMITTEE – DISCUSS FUNDING FOR ONGOING POND TREATMENT

George Cangiano, Chairman of the Martin's Pond Committee stated Mr. Wallner has been a terrific liaison for the Committee. He provided a presentation for the Board of the invasive weeds that are having ill effects on the Pond. He stated it has been 6 years since the Committee was granted Fifty Thousand Dollars from Town Meeting to manage treatments and keep invasive weeds at bay. He is requesting Twenty-Five Thousand Dollars to treat the pond in June 2021. The treatment that will be used has a three year guarantee. Committee Member Jim Grier spoke of testing and treatment. Mrs. Manupelli requested that Mr. Grier submit the presentation to Mr. Gilleberto to put on the Town Website to afford residents the opportunity to see the presentation in more detail. Comments as follows:

- Mr. O'Leary applauds the Committee for their efforts over the years. Martin's Pond is a gem and a resource that needs more investments. He asked Mr. Cangiano what is needed for ongoing maintenance that could be a budget line item. Mr. Cangiano responded Ten to Fifteen Thousand Dollars a year would be ideal. Mr. O'Leary stated the Town needs to make a stronger commitment and it's an ongoing battle and urges the Board Members to include a line item, possibly in the Parks and Rec or DPW budget.
- Mrs. Manupelli appreciates the information presented and states the budget discussion could take place at a future Select Board meeting.
- Mr. Wallner stated the request for funding needs to be in by August 17th and treatment has to begin in the spring of next year. The money would have to be appropriated at October Town Meeting.
- Mrs. Gonzalez thanks Mr. Cangiano and Mr. Grier for the presentation and states it was very informative.
- Mr. Stuto thanks Mr. Cangiano and Mr. Grier for the presentation and stated it's nice to get educated on different areas of Town.

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- Mrs. Manupelli inquires if there is a grant or other means to fund this. Mr. Gilleberto responded there may be grant funding for this, and he doesn't expect a firm answer about funding for October Town Meeting, but could possibly be a draft warrant article on the list to be reviewed August 17th.
- Mrs. Manupelli polled the Board Member about their interest in funding the request; all are in favor.

8:41 - VIRTUAL WARRANT ARTICLE INFORMATION HEARING – AUGUST 8, 2020
SPECIAL TOWN MEETING (POSTPONED FROM MAY 11, 2020)

Mrs. Manupelli states the residents should have received the Warrant in the mail and further states the quorum for Special Town Meeting has been reduced to 15 voters and it will be held outside. She appreciates attendees asking questions. Mr. Stuto reads the hearing notice. Mr. Gilleberto give a Power Point presentation on Article 1 and stated that the environmental reports are available on line. Comments as follows:

- Mr. O'Leary states he is in favor of the Town purchasing the property as it is important for development of Concord Street and it is an opportunity that doesn't present itself very often. We have the resources to fund the acquisition of this and is awaiting public input.
- Mr. Wallner states he is not in favor of the acquisition as there are other priorities in Town to be considered. Using some of the Twenty Million Dollars from Pulte would be taking away our goals for other uses in the community.
- Mr. Stuto states he is in favor of the acquisition because of the size of the parcel, the location and long term strategic goals for the Town. It is something he would rather the Town acquire to have control.
- Mrs. Gonzalez is in favor of the acquisition because the Town would be in control, it is important for the Town to decide what goes there.
- Mrs. Manupelli states Mr. Wallner is the only Board member opposed. She is in favor the preservation of open space and the potential it could have for development down the line.
- Mr. Jeff Gannon, 3 Linwood Ave. stated the presentation was good, and it was nice to hear about the studies. It would be a mistake to purchase it and not do anything. He would hope there would be support to do something there and most of his questions were answered. It seems like a great opportunity for the Town to decide what they want there. There needs to be good intent if it was purchased.
- Mr. Don Putney, 20 Riverside Drive is concerned about the Ipswich River and states whatever is done with the land to be cautious about the River.
- Mr. Paul Denaro, 402 Park Street, stated the Town should have a firm reason to purchase the property and the residents want to know what it will be used for. He is opposed to the acquisition unless there is a plan in place for development. Mrs. Manupelli responded not acquiring it would make it available for other development, and the opportunity for the Town to acquire it is only available for a limited amount of time and there is not a definitive plan for the use at this time.
- Mr. Doug Tenney, 12 Angel Road is in favor of the acquisition.
- Mr. Tim Sutherland, 17 Maple Road inquires if the Town can sell unilaterally. Mr. Gilleberto responds development of the properties in the future would need to comply with zoning.

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- Ms. Gail Tenney, 12 Angel Road inquired about a timeline to determine what the property will be used for. Mr. Gilleberto responded there has been no discussion for a timeline for use or development, it's an opportunity to acquire, and we are not in a position to make a determination of the best use at this time. Mrs. Manupelli stated there are lots of ideas for use collectively as a Board, but they need to move forward because there is a limited time to acquire it, if the opportunity is missed, it's anyone's game at that point and it is a prime location and funds are designated for this.
- Mr. O'Leary stated he is not concerned about a time frame and he doesn't know what the best use would be at this time, but if we don't purchase it, the determination is out of our control.
- Mrs. Manupelli stated to utilize the RFP process to see what the appetite is out there for how to develop the parcel, and the Town can accept or reject the RFP.
- Mr. Gannon inquired if Mr. Coviello acquires the property and brings another business into Town, how that will add to the tax base of the Town. Mr. Gilleberto responded the property is valued at Two Hundred and Seventy Thousand Dollars, it can't be quantified.
- Mr. Wallner stated the property is zoned residential and Mr. Coviello would need a zoning change, which would require Town Meeting approval.
- Mr. O'Leary stated if a developer is successful in a zoning change, it could bring Eighty Thousand Dollars in tax revenue on a Five Million Dollar development. Single value homes are losers for the community; it's a loss in tax revenue, they cost the Town more money than what they bring in.
- Mr. Denaro stated he wants to keep the taxes down for residents.
- Mr. Schultz, 4 Central Street stated Mr. Coviello is a serious businessman and the Town should do everything to help him find a place for his business, this parcel could be used for senior housing, eventually have sewer; a sewer system would be safer for river. He doesn't see the Town losing money on this down the road, it's a parcel to put something of significance on there, something we want to buy for the long term.
- Ms. Marci Baily, 21 Duane Drive agrees with Mrs. Gonzalez, Mr. O'Leary and Mr. Schultz stating acquire the property, have it under the Town's control and determine the best use for it. She inquired if it was looked at for the housing production plan. Mr. Gilleberto responded he doesn't think it was flagged at the time the plan was developed 2 years ago.
- Town Planner, Danielle McKnight stated the Planning Commission has not taken a formal position on the use of the property, but the members have expressed their support and ideas.
- Mr. O'Leary stated Mr. Coviello made another proposal for recreational space and thinks it's important for the public to hear the proposal from Mr. Coviello.
- Mrs. Manupelli responded that she sees Mr. Demetri in attendance, and that she sees a "Sergio" on the Zoom meeting who may be Mr. Coviello. Both were invited to comment. She stated they were under no obligation to do so. No further comment was offered.

Mr. Gilleberto give a presentation on Article 2. Comments as follows:

- Mr. Jeff Gannon, 3 Linwood Ave. inquired if the Town purchases 14 Concord Street, it would make sense to purchase 4 and 12; what is the ability to the combine lots and consider that in future plans for the Town.
- Mr. O'Leary responded the majority of the Board would like to purchase these two parcels with the Turkey Farm because there is over 500 feet of frontage; purchasing all three enhances the value and use of the property and it would make sense to take control of all three parcels.

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Mr. Gilleberto states action on Article 3, FY2020 Budget Amendment was taken on June 29th; he recommends the Board pass over Article 3.

10:00 – Informational Hearing concludes. Mr. Manupelli states if there are any further questions to submit them and she encourages participation on August 8th at the Arthur Kenney Field. She further states the Finance Committee is meeting on Wednesday and will be taking votes on Articles 1, 2 and 3.

MADAM CHAIR, I MOVE TO RECOMMEND ARTICLE 1 – 14 CONCORD STREET.

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

VOTE: 4-1 (MR. WALLNER OPPOSED)

MADAM CHAIR, I MOVE TO RECOMMEND ARTICLE 2 – 4 & 12 CONCORD STREET.

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

VOTE: 3-2 (MR. WALLNER AND MRS. MANUPELLI OPPOSED)

MADAM CHAIR, I MOVE TO RECOMMEND PASSING OVER ARTICLE 3 - FY2020 BUDGET AMENDMENT.

MOTION BY:	MR. STUTO	
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)

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MINUTES

MADAM CHAIR, I MOVE TO APPROVE THE JULY 20, 2020 REGULAR SESSION MINUTES AS AMENDED.

MOTION BY:	MR. STUTO	
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)

MADAM CHAIR, I MOVE TO APPROVE THE JULY 20, 2020 EXECUTIVE SESSION MINUTES AS WRITTEN.

MOTION BY:	MR. STUTO	
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)

**APPROVE ORDER OF TAKING FOR WATER RECHLORINATION FACILITY - 303
MAIN STREET – VOTE TO APPROVE AND AUTHORIZE CHAIR TO SIGN**

Mr. Gilleberto states Mr. Demetri signed a copy of the waiver of appraisal, therefore the Board can now approve the Order of Taking and authorize the Chair to sign. He further states they have gone out to bid for construction and all the work is funded from approval at the October, 2018 Town Meeting. Mr. O'Leary states this is a combination of efforts of the Administration, DPW, Water Superintendent Mark Clark, and Mr. Mauceri. Mr. O'Leary further stated Mr. Demetri has been a pleasure to work with and the site is perfect to move forward in another step in getting our water from Andover. Mr. O'Leary thanks Mark Clark, Pat Bower, Town Engineer, and the consultants. Mrs. Manupelli thanks Mr. O'Leary for all his effort and states her appreciation for Mr. Demetri.

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MADAM CHAIR, I MOVE TO ADOPT THE ORDER OF TAKING IN THE FORM PRESENTED TO ACQUIRE AN EASEMENT FOR WATER SYSTEM PURPOSES AT THE PROPERTY LOCATED AT 303 MAIN STREET, AND TO AUTHORIZE THE CHAIR TO EXECUTE THE ORDER ON BEHALF OF THE BOARD.

MOTION BY:	MR. STUTO	
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)

TOWN ADMINISTRATOR'S REPORT

No written report. Topics discussed:

Mr. Gilleberto states the Governor and the Leadership has agreed to maintain local aid numbers level with FY2021, which is around Nine Hundred Thousand Dollars. He thanks Representative Jones and Senator Tarr. Mr. Stuto responds and inquires now that money is coming that wasn't anticipated, will things be taken into account, such as offsetting loss of revenue. Mr. Gilleberto responded that the Financial Planning Team will be looking at performance and making recommendations. Mr. O'Leary responded that some difficult decisions were made without making layoffs, and the upcoming fiscal year will be even worse; he stated it is important to stay the course and keep the money in the bank and hold it available for the next fiscal year and be conservative. Mrs. Gonzalez agrees. Mrs. Manupelli stated that the Town's revenue has decreased and expenses have increased and we were able to balance the budget working with the School Department and other Town Departments. We need to be tight fisted with the funding because of the long term impact. The Financial Planning Team and the Finance Committee have been involved in tracking the fiscal stability of the Town and they would have to have input. She is in agreement with Mr. O'Leary and Mrs. Gonzalez and to hang onto the money because we don't know what the future holds, there are so many unknowns.

Mr. Gilleberto stated Mail in Ballots are an option available for the September election. The Town Clerk has advised him there has been a heavy volume of requests coming in. The Town Clerk will be hiring additional staff and has the funding available to support additional staff based on the reduced costs in other areas for elections.

Mr. Gilleberto stated COVID updates are posted on line. The Public Health nurse is stepping down, there are options for temporary services, these positions are in high demand and the compensation will be increasing. He further stated they may be combining resources with the School Department and he will have more information at the 2nd meeting in August. Mrs. Manupelli inquired if Mr. Gilleberto noticed an increase in cases when phase 3 went into effect, he responded it decreased in early June into July, but he did notice that there were more probable, not confirmed cases, however numbers are up statewide.

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OLD AND NEW BUSINESS

Mr. O'Leary:

- Encouraged residents to take advantage of mail in ballots. Mr. Gilleberto responded that a separate dispenser box has been ordered for the outdoor area that will be accessible 24/7. He wants the mail in ballot information posted in the newspaper to allow residents to see how the process will work.
- Requests that the residents wear masks and stated the youth and young adults aren't participating in wearing masks. He asks the residents to be vigilant and safe.

Mr. Wallner: No comment.

Mrs. Gonzalez:

- Wanted to bring to the Board's attention that Lauren Sullivan will be awarded a scholarship from the Republican Town Committee on August 6, 2020 based on her essay about what the American Flag means to her. She further stated she is a great leader, a member of the Honor Society, Student Council, basketball team, and lacrosse team. She will be attending the ceremony and stated Representative Jones and Senator Tarr typically attend.

Mr. Stuto:

- He also encourages residents to take advantage of mail in ballots. He further stated signatures will have to match the one on your license so your vote can get counted.

Mrs. Manupelli:

- Informed residents that early voting applications must reach the Clerk's office by August 26th for State primary and by October 28th for the State election. She requests that this information should be a banner on our Town Website.

ADJOURN

MADAM CHAIR, I MOVE TO ADJOURN.

MOTION BY:	MRS. GONZALEZ	
SECOND:	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: 10:36 P.M.

DATE

VINCENZO STUTO, CLERK