

**MINUTES OF BOARD OF SELECTMEN MEETING  
MONDAY, DECEMBER 4, 2017**

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Chairman Prisco called the meeting to order at 7:38 p.m. in Room 14 at the Town Hall in the presence of members Mrs. Manupelli, Mr. Schultz, Mr. Mauceri, Mr. O'Leary, and Town Administrator, Michael Gilleberto.

**CALL TO ORDER OPEN SESSION**

Chairman Prisco called to order the open session at 7:38 p.m.

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

The members recited the Pledge of Allegiance.

**PUBLIC COMMENT**

None.

**UPDATE ON SALE OF 104 LOWELL ROAD**

Mr. Prisco gave a power point presentation outlining the events that lead to the Sale of 104 Lowell Road on December 1<sup>st</sup>. Representative Jones, Senator Tarr, and others who were instrumental in the sale of 104 Lowell Road were in attendance.

**MINUTES**

MR. CHAIRMAN, I MOVE TO APPROVE THE **NOVEMBER 20, 2017** REGULAR SESSION MINUTES AS WRITTEN.

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

MR. CHAIRMAN, I MOVE TO APPROVE THE **NOVEMBER 20, 2017** EXECUTIVE SESSION MINUTES AS WRITTEN.

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

**LEGAL BILLS**

MR. CHAIRMAN, I MOVE TO APPROVE LEGAL BILLS FOR OCTOBER, 2017 IN THE AMOUNT OF **\$9,997.29** AS FOLLOWS:

KOPELMAN AND PAIGE, P.C. (GENERAL)	\$ 8,776.29
KOPEMAN AND PAIGE, P.C. (LABOR)	\$ 1,054.50
9 MILL STREET ACQUISITION	<u>\$ 166.50</u>
TOTAL	\$ 9,997.29

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

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**SIGN BANS AND BONDS**

Mr. Chairman, I, Andrew Schultz, the Clerk of the Board of Selectmen of the Town of North Reading, Massachusetts (the "Town"), certify that at a meeting of the board held December 4, 2017, of which meeting all members of the board were duly notified and at which a quorum was present, the following votes were unanimously passed, all of which appear upon the official record of the board in my custody:

Voted: that we hereby determine, in accordance with G.L. c.70B, that the amount of the cost of the renovation of the middle school and construction of a new high school to create a new, integrated middle-high school project authorized by votes of the Town passed on March 19, 2012 (Article 1), excluded from the limitations of Proposition 2 ½, so-called, on March 21, 2012 (Question #1) and March 18, 2013 (Article 1) , excluded from the limitations of Proposition 2 ½, so-called, on March 22, 2013 (Question #1) not being paid by the school facilities grant is \$73,945,770 and we hereby approve of the issuance of notes and bonds in such amount under said G.L. c. 70B.]

Further Voted: that the sale of the \$4,215,000 General Obligation Municipal Purpose Loan of 2017 Bonds of the Town dated December 14, 2017 (the "Bonds"), to Robert W. Baird & Co., Inc. at the price of \$4,600,486.13 and accrued interest, if any, is hereby approved and confirmed. The Bonds shall be payable on December 1 of the years and in the principal amounts and bear interest at the respective rates, as follows:

<u>Year</u>	<u>Amount</u>	<u>Interest Rate</u>	<u>Year</u>	<u>Amount</u>	<u>Interest Rate</u>
2018	\$580,000	5.00%	2029	\$150,000	3.00%
2019	560,000	5.00	2030	75,000	3.00
2020	545,000	5.00	2031	60,000	3.00
2021	365,000	5.00	2032	60,000	3.00
2022	355,000	5.00	2033	55,000	3.125
2023	340,000	5.00	2034	55,000	3.125
2024	325,000	5.00	2035	55,000	3.25
2025	320,000	5.00	2036	55,000	3.25
2026	110,000	3.00	2037	50,000	3.25
2027	100,000	3.00			

Further Voted: that the Bonds maturing on December 1, 2029 (a "Term Bond") shall be subject to mandatory redemption or mature as follows:

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Term Bond due December 1, 2029

<u>Year</u>	<u>Amount</u>
2028	\$75,000
2029*	75,000

\*Final Maturity

Further Voted: to approve the sale of a \$7,751,500 2.00 percent General Obligation Bond Anticipation Notes of the Town dated December 15, 2017, and payable June 14, 2018 (the "Notes"), to Eastern Bank at par and accrued interest, if any, plus a premium of \$25,168.04.

Further Voted: that in connection with the marketing and sale of the Bonds, the preparation and distribution of a Notice of Sale and Preliminary Official Statement dated November 21, 2017, and a final Official Statement dated November 30, 2017 (the "Official Statement"), each in such form as may be approved by the Town Treasurer, be and hereby are ratified, confirmed, approved and adopted.

Further Voted: that in connection with the marketing and sale of the Notes, the preparation and distribution of a Notice of Sale and Preliminary Official Statement dated November 21, 2017, and a final Official Statement dated November 30, 2017, each in such form as may be approved by the Town Treasurer, be and hereby are ratified, confirmed, approved and adopted.

Further Voted: that the Bonds shall be subject to redemption, at the option of the Town, upon such terms and conditions as are set forth in the Official Statement.

Further Voted: that the Town Treasurer and the Board of Selectmen be, and hereby are, authorized to execute and deliver continuing and Significant events disclosure undertakings in compliance with SEC Rule 15c2-12 in such forms as may be approved by bond counsel to the Town, which undertakings shall be incorporated by reference in the Bonds and Notes, as applicable, for the benefit of the holders of the Bonds and Notes from time to time.

Further Voted: that we authorize and direct the Treasurer to establish post issuance federal tax compliance procedures in such form as the Treasurer and bond counsel deem sufficient, or if such procedures are currently in place, to review and update said procedures, in order to monitor and maintain the tax-exempt status of the Bonds and Notes.

Further Voted: that each member of the Board of Selectmen, the Town Clerk and the Town Treasurer be and hereby are, authorized to take any and all such actions, and execute and deliver such certificates, receipts or other documents as may be determined by them, or any of them, to be necessary or convenient to carry into effect the provisions of the foregoing votes.

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I further certify that the votes were taken at a meeting open to the public, that no vote was taken by secret ballot, that a notice stating the place, date, time and agenda for the meeting (which agenda included the adoption of the above votes) was filed with the Town Clerk and a copy thereof posted in a manner conspicuously visible to the public at all hours in or on the municipal building that the office of the Town Clerk is located or, if applicable, in accordance with an alternative method of notice prescribed or approved by the Attorney General as set forth in 940 CMR 29.03(2)(b), at least 48 hours, not including Saturdays, Sundays and legal holidays, prior to the time of the meeting and remained so posted at the time of the meeting, that no deliberations or decision in connection with the sale of the Bonds or the Notes were taken in executive session, all in accordance with G.L. c.30A, §§18-25 as amended.

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

**LICENSE RENEWALS**

**COMMON VICTUALLER**

MR. CHAIRMAN, I MOVE TO RENEW THE FOLLOWING COMMON VICTUALLER LICENSES TO EXPIRE DECEMBER 31, 2018 SUBJECT TO ALL REGULATORY DEPARTMENT REQUIREMENTS:

ANDREA'S HOUSE OF PIZZA  
CAPTAIN PIZZA  
CHINA CUISINE  
DUNKIN DOUNUT (SHAUNA DONUTS)  
GINGER GOURMET  
HORSESHOE CAFÉ, INC.  
KITTY'S RESTAURANT  
MIKE'S FAMOUS ROAST BEEF AND PIZZA  
NAN'S CENTRE CAFÉ  
NORTH READING CHRISTOPHER CLUB  
PAPA GINO'S  
S&M SUBWAY OF NORTH READING  
STARBUCKS COFFEE  
THE HORNET'S NEST

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

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**COMMON VICTUALLER/ALL ALCOHOL**

MR. CHAIRMAN, I MOVE TO RENEW THE FOLLOWING COMMON VICTUALLER/ALL ALCOHOL LICENSES TO EXPIRE DECEMBER 31, 2018 SUBJECT TO ALL REGULATORY DEPARTMENT REQUIREMENTS:

CHINA CUISINE  
GINGER GOURMET RESTAURANT  
HORSESHOE CAFÉ, INC.  
KITTY'S RESTAURANT

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

**PACKAGE STORE/ALL ALCOHOL**

MR. CHAIRMAN, I MOVE TO RENEW THE FOLLOWING PACKAGE STORE/ALL ALCOHOL LICENSES TO EXPIRE DECEMBER 31, 2018 SUBJECT TO ALL REGULATORY DEPARTMENT REQUIREMENTS:

EASTGATE LIQUORS

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

**PACKAGE STORE/WINE AND MALT BEVERAGE**

MR. CHAIRMAN, I MOVE TO RENEW THE FOLLOWING PACKAGE STORE/WINE AND MALT BEVERAGE LICENSES TO EXPIRE DECEMBER 31, 2018 SUBJECT TO ALL REGULATORY DEPARTMENT REQUIREMENTS:

CONVENIENCE PLUS

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

**FRATERNAL CLUB**

MR. CHAIRMAN, I MOVE TO RENEW THE FOLLOWING FRATERNAL CLUB LICENSE TO EXPIRE DECEMBER 31, 2018 SUBJECT TO ALL REGULATORY DEPARTMENT REQUIREMENTS:

NORTH READING CHRISTOPHER CLUB

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

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Mr. O'Leary informs the Board that he will be abstaining from discussion or voting on Class I and Class II License renewals as he has a family member who holds a Class II license.

**CLASS I LICENSE**

MR. CHAIRMAN, I MOVE TO RENEW THE FOLLOWING CLASS I LICENSES TO EXPIRE JANUARY 1, 2019 SUBJECT TO ALL REGULATORY DEPARTMENT REQUIREMENTS:

BOBCAT OF BOSTON, INC  
BRIAN DUCHACK D/B/A NATIONAL SALES  
NORTH READING MOTOR SPORTS  
MELKONIAN SUBARU

MOTION BY: MR. SCHULTZ  
SECONDED BY: MRS. MANUPELLI  
VOTED: 4-1 (MR. O'LEARY ABSTAINED)

**CLASS II LICENSE**

MR. CHAIRMAN, I MOVE TO RENEW THE FOLLOWING CLASS II LICENSES TO EXPIRE JANUARY 1, 2019 SUBJECT TO ALL REGULATORY DEPARTMENT REQUIREMENTS:

A&J MOTORS, INC.  
BRIAN DUCHAK D/B/A NATIONAL SALES

MOTION BY: MR. SCHULTZ  
SECONDED BY: MRS. MANUPELLI  
VOTED: 4-1 (MR. O'LEARY ABSTAINED)

Mr. Schultz informs the Board that he has a conflict of interest regarding Route 28 Motors Exchange as he represented the owner in the past. He recuses himself and leaves the room at 8:23.

Mr. Gilleberto informs the Board that he has not been informed of any overages in terms of number of vehicles on the lot. Mr. Prisco states he will not vote in favor as he has been violation of the number of cars he is allowed to keep on his lot for years. Mrs. Manupelli tells the owner to manage the amount of cars on his lot and Mr. Mauceri stated if another violation happens, the license will go away.

MR. CHAIRMAN, I MOVE TO RENEW THE FOLLOWING CLASS II LICENSES TO EXPIRE JANUARY 1, 2019 SUBJECT TO ALL REGULATORY DEPARTMENT REQUIREMENTS.

ROUTE 28 MOTORS EXCHANGE

MOTION BY: MRS. MANUPELLI  
SECONDED BY: MR. MAUCERI  
VOTED: 2-1 (MR. O'LEARY AND MR. SCHULTZ ABSTAINED, MR. PRISCO OPPOSED)

8:28 – Mr. Schultz rejoins the meeting.

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**CLASS III LICENSE**

MR. CHAIRMAN, I MOVE TO RENEW THE FOLLOWING CLASS III LICENSE TO EXPIRE JANUARY 1, 2019 SUBJECT TO ALL REGULATORY DEPARTMENT REQUIREMENTS:

BRIAN DUCHAK D/B/A NATIONAL SALES

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

**AUTOMATIC AMUSEMENT DEVICES**

MR. CHAIRMAN, I MOVE TO RENEW THE FOLLOWING AUTOMATIC AMUSEMENT DEVICE LICENSE TO EXPIRE DECEMBER 31, 2017 SUBJECT TO ALL REGULATORY DEPARTMENT REQUIREMENTS:

KITTY'S RESTAURANT  
PAPA GINO'S

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

**LIVERY LICENSE**

MR. CHAIRMAN, I MOVE TO RENEW THE FOLLOWING LIVERY LICENSE TO EXPIRE DECEMBER 31, 2018 SUBJECT TO ALL REGULATORY DEPARTMENT REQUIREMENTS:

METRO TOWN CAR

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

**APPOINTMENTS – REAPPOINTMENTS**

**STATE ETHICS LIAISON**

MR. CHAIRMAN, I MOVE TO REAPPOINT BARBARA STATS AS THE STATE ETHICS COMMISSION LIAISON FOR A TERM TO EXPIRE ON DECEMBER 31, 2018.

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

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**TOWN TREASURER**

MR. CHAIRMAN, I MOVE TO REAPPOINT MARYANN MACKAY AS TOWN TREASURER FOR A TERM TO EXPIRE ON DECEMBER 31, 2018.

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

**CONSERVATION COMMISSION**

Mr. O'Leary recommended both Incumbents.

MR. CHAIRMAN, I MOVE TO PLACE IN NOMINATION THE FOLLOWING NAMES FOR REAPPOINTMENT AS A MEMBERS OF THE CONSERVATION COMMISSION FOR TERM TO EXPIRE ON DECEMBER 31, 2020. (TWO OPENINGS)

- 1) MARTIN WEISS (INCUMBENT)
- 2) TIMOTHY ALLEN (INCUMBENT)

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

**HILLVIEW COMMISSION**

Mr. O'Leary states that the incumbents have been very valuable to the Hillview Commission and deserve to be reappointed.

MR. CHAIRMAN, I MOVE TO PLACE IN NOMINATION THE FOLLOWING NAMES FOR REAPPOINTMENT / APPOINTMENT TO THE HILLVIEW COMMISSION FOR A TERM TO EXPIRE ON DECEMBER 31, 2020. (THREE OPENINGS)

- 1) CHARLES CARUCCI (INCUMBENT)
- 2) FRANCIS HACHEY (INCUMBENT)
- 3) WILLIAM KING (INCUMBENT)
- 4) PETER ANTONUCCI
- 5) ROBERT GILCHRIST

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

MRS. MANUPELLI: MR. CARUCCI, MR. HACHEY, MR. KING  
MR. SCHULTZ: MR. CARUCCI, MR. HACHEY, MR. KING  
MR. PRISCO: MR. CARUCCI, MR. HACHEY, MR. KING  
MR. O'LEARY: MR. CARUCCI, MR. HACHEY, MR. KING  
MR. MAUCERI: MR. CARUCCI, MR. HACHEY, MR. KING

VOTE: MR. CARUCCI – 5  
MR. HACHEY – 5  
MR. KING -5



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**WATER COMMISSION**

Mr. O'Leary stated that Mr. Ragucci is a long serving member of the Water Commission and appreciates the efforts of both members and their willingness to serve.

MR. CHAIRMAN, I MOVE TO PLACE IN NOMINATION THE FOLLOWING NAMES FOR REAPPOINTMENT AS MEMBERS OF THE WATER COMMISSION FOR TERMS TO EXPIRE ON DECEMBER 31, 2020. (TWO OPENINGS).

- 1) VINCENT RAGUCCI (INCUMBENT)
- 2) ANDREW B. STREET (INCUMBENT)

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

**HISTORIC DISTRICT COMMISSION**

Mr. Mauceri recommends that the Board members vote for the incumbents.

MR. CHAIRMAN, I MOVE TO PLACE IN NOMINATION THE FOLLOWING NAMES FOR REAPPOINTMENT TO THE HISTORIC DISTRICT COMMISSION FOR A TERM TO EXPIRE ON DECEMBER 31, 2020. (THREE OPENINGS)

- 1) MARK HALL (INCUMBENT)
- 2) DAVID HAM (INCUMBENT)
- 3) PAUL CHAPMAN (INCUMBENT)
- 4) PETER ANTONUCCI

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

MRS. MANUPELLI: MR. HALL, MR. HAM, MR. CHAPMAN  
MR. SCHULTZ: MR. HALL, MR. HAM, MR. CHAPMAN  
MR. PRISCO: MR. HALL, MR. HAM, MR. CHAPMAN  
MR. O'LEARY: MR. HALL, MR. HAM, MR. CHAPMAN  
MR. MAUCERI: MR. HALL, MR. HAM, MR. CHAPMAN

VOTE: MR. HALL – 5  
MR. HAM – 5  
MR. CHAPMAN -5

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**HISTORICAL COMMISSION**

Mr. Mauceri acknowledges and thanks Happy DiFranza for all her years of service on the Historical Commission.

MR. CHAIRMAN, I MOVE TO PLACE IN NOMINATION THE FOLLOWING NAMES FOR REAPPOINTMENT / APPOINTMENT AS MEMBERS OF THE HISTORICAL FOR A TERM TO EXPIRE ON DECEMBER 31, 2020. (TWO OPENINGS)

- 1) PATRICIA ROMEO (INCUMBENT)
- 2) FRANCINE COUGHLIN

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

**TOWN COUNSEL**

MR. CHAIRMAN, I MOVE TO APPOINT KP LAW AS TOWN COUNSEL FOR NORTH READING FOR A TERM TO EXPIRE DECEMBER 31, 2018.

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

**VOTE TO APPROVE/SIGN AGREEMENT FOR TOWN COUNSEL SERVICES**

MR. CHAIRMAN, I MOVE TO APPROVE THE AGREEMENT WITH KP LAW FOR TOWN COUNSEL SERVICES AND AUTHORIZE THE CLERK OF THE BOARD TO SIGN THE AGREEMENT.

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

**REVIEW/VOTE SPECIAL EMPLOYEE STATUS**

MR. CHAIRMAN, I MOVE TO RECONFIRM THE VOTE OF SEPTEMBER 18, 2017 DEISGNATING THE FOLLOWING POSITIONS AS HAVING SPECIAL MUNICIPAL EMPLOYEE STATUS PURSUANT TO M.G.L. CHAPTER 268A:

**PARKS AND RECREATION**

INFANT/TODDLER INSTRUCTOR  
AFTER SCHOOL INSTRUCTOR/COACH  
SUMMER PROGRAM INSTRUCTOR/COACH  
SUMMER PROGRAM DIRECTOR  
SUMMER PROGRAM ASSISTANT DIRECTOR  
SUMMER COUNSELOR

**POLICE**

MATRON  
CROSSING GUARD

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**COUNCIL ON AGING**  
VAN DRIVER

AND TO ADD THE FOLLOWING POSTION AS HAVING SPECIAL MUNICIPAL EMPLOYEE STATUS PURSUANT TO M.G.L. CHAPTER 268A: FINANCE COMMITTEE RECORDING SECRETARY.

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

**TOWN ADMINISTRATORS REPORT**

No written report.

- Informed the Board that the Town has a favorable Bond Rating assignment
- Gave a brief update on the Ring and Ride Program and welcomes feedback.

**OLD NEW BUSINESS**

**Mr. Schultz:**

- Wishes everyone a happy holiday season;
- Looks forward to figuring out how to spend the money from Pulte Homes.

**Mrs. Manupelli:**

- Thanks Mr. Prisco and Mr. Gilleberto for their leadership regarding the sale of 104 Lowell Road; she is proud to be part of it.

**Mr. Mauceri:**

- Thanks Mr. Prisco for his part in the Sale of 104 Lowell Road.
- States there are still challenges with water and hopes to make a decision by April.

**Mr. O'Leary**

- Gave an update on the Restroom project, things are on track;
- In negotiations with Comcast, Verizon will be next.

**Mr. Prisco**

- Welcomes Pulte Homes to the neighborhood and community;
- Wants to challenge the School Committee to an ugly Christmas Sweater competition on December 18<sup>th</sup>;
- Would like to do a quick review of the year and everything the Board has accomplished next meeting;
- North Reading High School Masquers have 2 more shows that he hopes the community will attend.

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Mr. Gilleberto informed the Board that Pulte Homes would like to attend a future Board of Selectmen meeting to discuss the project at 104 Lowell Road.

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

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

VOTE: 5-0 (UNANAMOUS)

ADJOURN: 9:09p.m.

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DATE

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ANDREW SCHULTZ, CLERK