

**MINUTES OF BOARD OF SELECTMEN MEETING
MONDAY, JANUARY 22, 2018**

Chairman Prisco called the meeting to order at 8:13 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 8:13 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.

MEET WITH READING MUNICIPAL LIGHT DEPARTMENT

Reading Municipal Light General Manager, Coleen O'Brien, and Hamid Jaffari, Director of Engineering and Operations were in attendance. Coleen O'Brien gave a power point presentation (see attached). Mr. Mauceri commented that as a result of the effort put into tree maintenance, there seems to be less power outages and inquired if there was data available to support this. Mr. Prisco suggested the App would be more useful if it pushed information out to consumers. Mr. Jaffari responded that it has not been implemented yet. Mr. Prisco asked that after implementation they come back and give a presentation. Mr. Schultz suggested putting information on the North Reading Community Connection Facebook Page. Mr. O'Leary commented on the impressive natural gas generator, which he attended the ribbon cutting ceremony.

8:44 - SHOW CAUSE HEARING: A1 AUTO SALES

Chairman Prisco recuses himself as he is an acquaintance of an employee and does not want to give the appearance of a conflict of interest. Vice Chairman Manupelli will act as Chairman for the Hearing. Mr. O'Leary recuses himself from discussion or voting as he has a family member who holds a Class II license.

Peter Piantedosi, owner of the property and his attorney, Richard Digirolamo were in attendance. Mr. Piantedosi stated that Joseph Mongiello, owner of A1 Auto Sales relayed to him that he would not be attending the hearing. Chief Murphy gave a summary of the charges and facts (see attached). Lieutenant Tom Romeo stated that deception is a common practice at A1 Auto. Mr. Piantedosi stated he wants to move forward and work with the NRPD to resolve consumer complaints. Attorney Digirolamo stated he would like to bring Mr. Piantedosi forward as an applicant for the license.

9:16 – Public Hearing closes.

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Mr. Schultz stated that licensee did not appear, and there were findings of fraud, misrepresentation and deceit. Mrs. Manupelli stated the findings of fact being: three notices were served to the licensee and they did not show up for the hearing, licensee is in violation of his lease, North Reading Police Department received multiple consumer complaints regarding deceptive advertising, safety issues, odometer fraud, forgery, financial fraud, misinformation to consumers regarding the lemon law, 5 complaints to the AG's office, more cars on the lot than allowed on license, false and incorrect information being present to police investigators, no sales records, no accurate data, and misrepresentation to investigators.

REVOCATION

MR. CHAIRMAN, I MOVE TO REVOKE THE CLASS II LICENSE OF A1 AUTO SALES LOCATED AT 144 MAIN STREET ON JANUARY 22, 2018 AND THAT THE LICENSE MUST BE DELIVERED TO THE NORTH READING POLICE IMMEDIATELY AND THAT THE BOARD MAKES THE FOLLOWING FINDINGS IN SUPPORT OF THE REVOCATION:

1. VIOLATION OF LICENSE CONDITION(S) -LIMITED TO 6 VEHICLES, WELL OVER 20 ON SITE AND ADVERTISED FOR SALE;

2. DECEPTIVE PRACTICES, MISREPRESENTATION OF VEHICLE CONDITION AND MILEAGE;

3. VIOLATION OF CLASS 2 LICENSING STATUTES:

- KEEPING ACCURATE RECORD BOOKS ON PREMISES FOR INSPECTION BY AUTHORITIES [G.L.C.140, §62];
- OBSTRUCTING OR HINDERING AUTHORIZED INSPECTION [G.L. C.140, §67] - FAILURE TO PROVIDE CURRENT RECORDS, MISPRESENTING THAT NO TITLES WERE ON PREMISES

4. MULTIPLE CONSUMER COMPLAINTS FILED WITH THE ATTORNEY GENERAL'S OFFICE IN 2017.

5. FAILURE TO POST THE "LEMON LAW" AND WARRANTY INFO ON VEHICLES FOR SALE.

MOTION BY: MR. SCHULTZ

SECONDED BY: MR. MAUCERI

VOTED: 3-0 (UNANIMOUS) (MR. PRISCO AND MR. O'LEARY ABSTAIN)

WATER METER REPLACEMENT PROJECT UPDATE

Mr. Gilleberto stated that this was an important project that will have an impact on nearly every residential and commercial building in North Reading. DPW Director, Andrew Lafferty, and Water Superintendent, Mark Clark gave an update on the capital project. Margaret McCarthy of Weston Sampson gave a presentation outlining the details and timeline for the water meter

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replacement project (see attached). She informed the audience that the replacement project will begin in March, 2018. Mr. Prisco inquired about the impact the new water meters will have on the resident's bills. Mr. Clark responded that the new meters will be more efficient, therefore an increase is likely. Mr. Mauceri inquired about who is responsible for any issues that might arise during the replacement. Mr. Clark responded that the homeowner is responsible for any plumbing issues. He further stated that since the town owns the meters, they have the right to replace them.

DISCUSS TRASH/RECYCLING COLLECTION CONTRACT

DPW Director Andrew Lafferty and Recycling Chairman, Ed McGrath gave a presentation outlining the proposal options for a Request for Proposals (see attached). They asked the Board to decide which options they wanted included in the RFP. There was discussion regarding ruling out the 96 gallon cart option (1D) for solid waste collection. Mr. Lafferty advised the Board to keep option 1 in the RFP for comparison purposes. The Board gave positive feedback regarding a multi-day collection. Option 1E was modified to remove the 96 gallon cart. The Board agreed to a weekly recycling collection rather than an every other week collection. Option 3D was modified to include a 35 gallon bin.

10:41- Mr. Prisco leaves the room.

**DISCUSS PUBLIC SAFETY ADMINISTRATION – VOTE TO REQUEST
ADMINISTRATION TO PRESENT IMPLEMENTATION PLAN**

Mr. Gilleberto gives a power point presentation (see attached)

10:44 – Mr. Prisco returns.

Mr. Schultz stated since the Charter allows for a Public Safety Director, it should be done. Mrs. Manupelli stated this is a good idea with all the transition going on. Mr. Prisco stated a Public Safety Director would help the Town Administrator delegate more and be able to focus more on being the CFO of the Town. Mr. Gilleberto responded that the creation of this position isn't about any particular area but will benefit all with long range planning. Mr. O'Leary does not agree there is a need for a Public Safety Director at this time. He suggested an Assistant Town Administrator position be created. Mr. Mauceri would like to see a complete picture of the cost associated with creating the position and evaluate what issues may be created. He does not want to stop the process but wants to be able to see the entire picture. Mr. Gilleberto responded that he will work with the Finance Director to see how the position will be funded. He further stated a combined position is the best scenario. Mr. O'Leary stated that the salary level does not make sense and surrounding communities with similar populations do not have Public Safety Directors. He further stated he cannot justify the position.

VOTE PUBLIC SAFETY ADMINISTRATION

MR. CHAIRMAN, I MOVE TO DIRECT THE TOWN ADMINISTRATOR TO PRESENT AN IMPLEMENTATION PLAN FOR THE POSITION OF PUBLIC SAFETY DIRECTOR AND THOSE DEPARTMENTS WHICH WOULD FALL UNDER THIS DIVISION.

MOTION BY: MR. SCHULTZ

SECONDED BY: MR. MAUCERI

VOTED: 3-1-1 (MR. MAUCERI ABSTAINED, MR. O'LEARY OPPOSED)

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APPOINTMENTS – BOARD OF APPEALS

Mr. Schultz informed the Board that he reached out to all applicants and spoke with the Chairman of Board of Appeals regarding these appointments and he would like to recommend Bill Bellavance and Matthew D'Angelo.

Mr. O'Leary expressed his concern regarding Mr. Bellavance's ability to be fair in the case of an appeal of a CPC decision to ZBA since he is a member of the CPC. Mr. Gilleberto responded that Town Counsel said there is no conflict of interest in general associated with serving on both Boards. Mr. O'Leary stated Clancy Main would be a good candidate and feels qualified candidates are being excluded. Mrs. Manupelli stated the question to Town Counsel regarding a conflict of interest should be more specific regarding the overlap on both Boards. Mr. Schultz stated that Mr. Bellavance is the most qualified candidate.

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

- 1) MATTHEW V. D'ANGELO
- 2) LARA J. MOTTOLO
- 3) CLANCY D. MAIN
- 4) STEVEN LIECHTI
- 5) AMIT SUBRAMANI
- 6) MARK DESIMONE
- 7) WILLIAM BELLAVANCE

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

MRS. MANUPELLI:	MR. BELLAVANCE, MR. D'ANGELO
MR. SCHULTZ:	MR. BELLAVANCE, MR. D'ANGELO
MR. PRISCO:	MR. BELLAVANCE, MR. D'ANGELO
MR. O'LEARY:	MR. D'ANGELO, CLANCY MAIN
MR. MAUCERI:	MARK DESIMONE

VOTE: MR. D'ANGELO – 4
 MR. BELLAVANCE – 3
 MR. MAIN – 1
 MR. DESIMONE - 1

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ARTHUR KENNEY FIELD RESTROOM/CONCESSION PROJECT
VOTE TO APPROVE PAYMENT REQUISITION

VOTE TO APPROVE CHANGE ORDER(S)

Mr. O'Leary relayed to the Board that that Athletic Fields Facilities Committee recommends these payments.

MR. CHAIRMAN, I MOVE TO APPROVE PAYMENT REQUISITION NUMBER 4 IN THE AMOUNT OF \$146,699 TO CONSTRUCTION DYNAMICS, INC.

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

Mr. O'Leary relayed to the Board that Change Order Number 2 should have been included in the scope of work and it was overlooked in the bid documentation. The cost was reduced by \$1,100 due to the insistence of the Committee.

MR. CHAIRMAN, I MOVE TO APPROVE CHANGE ORDER NUMBER 2 IN THE AMOUNT OF \$4,427.50 FOR THE PURPOSE OF CONNECTING EXISTING ON-SITE ELECTRICAL UTILITIES TO THE NEW BUILDING.

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

Mr. O'Leary relayed to the Board that now is the most cost effective time for Change Order Number 3.

MR. CHAIRMAN, I MOVE TO APPROVE CHANGE ORDER NUMBER 3 IN THE AMOUNT OF \$7,650.00 FOR THE PURPOSE OF INCLUDING A REMOTELY-CONTROLLED DOOR LOCK SYSTEM FOR THE FACILITY.

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

MINUTES

MR. CHAIRMAN, I MOVE TO APPROVE THE **JANUARY 8, 2018** REGULAR SESSION MINUTES AS WRITTEN.

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

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MR. CHAIRMAN, I MOVE TO APPROVE THE **JANUARY 8, 2018** EXECUTIVE SESSION MINUTES AS WRITTEN.

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

SET UPCOMING MEETING SCHEDULE

March 3, March 5, March 19, April 2, April 23, May 7.

TOWN ADMINISTRATORS REPORT

No written report. Topics discussed:

- Snow and Ice expenses to date at \$55,874 over budget;
- Congratulates Patrol Officer Jim McCormack on his upcoming retirement, thanks him for his service and there will be a potential Police swearing-in for two patrolmen in February;
- Congratulates new Provisional Fire Chief Don Stats, and thanks other candidates within the department who interviewed for the position; and
- Congratulates Chief Warnock on his retirement.

OLD NEW BUSINESS

Mr. O'Leary

- Congratulates Chief Warnock and wishes him a healthy retirement; and
- Congratulates newly appointed Provisional Fire Chief Don Stats.

Mr. Mauceri:

- Congratulates Chief Warnock on his retirement; and
- Congratulates Don Stats.

Mr. Schultz:

- Congratulates Chief Warnock on his retirement; and
- Stated new Provisional Chief is nothing but the best.

Mrs. Manupelli:

- Congratulates Chief Warnock on his retirement; and
- Congratulates new Provisional Chief Don Stats on his appointment.

Mr. Prisco

- Congratulates Chief Warnock on his retirement; and
- Congratulates new Provisional Chief Don Stats on his appointment.
- Thanked Mr. Gilleberto and Mr. Collins for their efforts to make the Provisional Fire Chief appointment.

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

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

VOTE: 5-0 (UNANAMOUS)

ADJOURN: 11:56 p.m.

DATE

ANDREW SCHULTZ, CLERK