

**MINUTES OF BOARD OF SELECTMEN MEETING  
MONDAY, NOVEMBER 21, 2016**

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Chairman Mauceri called the meeting to order at 8:15 p.m. in Room 14 at the Town Hall in the presence of members Mr. Prisco, Mr. Yull, Mr. O'Leary, Mrs. Manupelli, and Town Administrator, Michael Gilleberto.

**CALL TO ORDER OPEN SESSION**

Chairman Mauceri called to order the open session at 8:15p.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 HEARING: FY2017 TAX CLASSIFICATION**

8:15 – Public Hearing Opens. Chairman Mauceri reads the public hearing notice. Mr. O'Leary recuses himself as he has a family member who owns both commercial and residential properties. Finance Director Liz Rourke and Town Assessor Debbie Carbone were in attendance. Debbie Carbone presented a power point presentation (see attached) and addressed questions from the Board.

Mr. Prisco stated that Seniors in Reading are expecting between a \$500 and \$2,000 reduction in property taxes as part of the means-tested senior citizen property tax exemption (see attached). Chairman Mauceri would like Mr. Prisco to get Representative Jones to come to a meeting and talk to the Board about a means-tested senior citizen property tax exemption for North Reading. Mr. Prisco would like to see information broken down as to how much houses have increased or decreased in value to see how Seniors are being affected. Mr. Yull recommended increasing the rebate amount for the Senior Rebate Tax Program.

9:05 – Hearing closes.

MR. CHAIRMAN, I MOVE TO ESTABLISH A TAX CLASSIFICATION FACTOR OF 1.0 AS RECOMMENDED BY THE BOARD OF ASSESSORS.

MOTION BY: MRS. MANUPELLI  
SECONDED BY: MR. YULL  
VOTED: 4-0 (MR. O'LEARY RECUSED)

MR. CHAIRMAN, I MOVE NOT TO ESTABLISH A RESIDENTIAL EXEMPTION.

MOTION BY: MRS. MANUPELLI  
SECONDED BY: MR. YULL  
VOTED: 4-0 (MR. O'LEARY RECUSED)

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MR. CHAIRMAN, I MOVE NOT TO ESTABLISH A COMMERCIAL EXEMPTION.

MOTION BY: MRS. MANUPELLI  
SECONDED BY: MR. YULL  
VOTED: 4-0 (MR. O'LEARY RECUSED)

MR. CHAIRMAN, I MOVE TO RECOMMEND THE FY2017 PROPERTY TAX LEVY AT \$47,342,229.22 WHICH IS \$6,360.78 LESS THAN THE LEVY LIMIT.

MOTION BY: MRS. MANUPELLI  
SECONDED BY: MR. YULL  
VOTED: 4-0 (MR. O'LEARY RECUSED)

MR. CHAIRMAN, I MOVE RECOMMEND TO THE BOARD OF ASSESSORS THAT THE FY2017 TAX RATE BE SET AT \$16.13 PER \$1,000.00 OF VALUATION.

MOTION BY: MRS. MANUPELLI  
SECONDED BY: MR. YULL  
VOTED: 4-0 (MR. O'LEARY RECUSED)

9:08 - Mr. O'Leary rejoins the Board.

**CONTINUED PUBLIC HEARING: RICHDAL CONVENIENCE STORE  
(CONTINUES FROM 11/7/2016) TRANSFER OF PACKAGE STORE/WINE  
BHAKTINANDAN LLC, D/B/A RICHDAL CONVENIENCE STORE – TRANSFER  
OF LICENSE**

Mr. Gilleberto relays the report from NRPD regarding the One and Five year police response history to 4 Lowell Road and Main Street by Lowell Road. As well as a report by the Town Engineer. Attorney Greg Demakis representing Bhaktinand LLC addressed the Board on behalf of his client. Mr. O'Leary stated that the abutting residents expressed opposition to a Package Store/Wine & Malt Beverage License in 2001, therefore he would be opposed to this transfer. Mr. Yull stated that opposition in 2001 should not have any weight on this today. Mrs. Manupelli stated that public need does not exist and traffic comes into play and she remains opposed to this transfer. Mr. Prisco stated that a license is a privilege not an entitlement and the location does not make sense. He would like the license available for the future and that history and safety need to be taken into consideration. Chairman Mauceri stated that although the Board is pro-business he is not in support of this transfer.

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MR. CHAIRMAN, I MOVE TO DENY THE APPLICATION FOR TRANSFER AND CHANGE OF LOCATION FOR A PACKAGE STORE/WINE AND MALT BEVERAGE LICENSE TO BHAKTINANDAN LLC, D/B/A RICHDALE CONVENIENCE STORE , 4 LOWELL ROAD, UNIT 1; AND FURTHER MOVE THAT THE BOARD ADOPT THE FOLLOWING FINDINGS.

1. THAT BASED ON THE REPORTS PROVIDED TO THE BOARD, THE LICENSE WOULD LIKELY INCREASE TRAFFIC AT A LOCATION THAT IS ALREADY SHOWN TO POSE HAZARDOUS TRAFFIC CONDITIONS WHEN ENTERING AND EXITING THE PREMISES;
2. THAT THERE IS ALREADY A FULL RETAIL OFF-PREMISES ALCOHOLIC BEVERAGES BUSINESS, NEW ENGLAND BEVERAGE, LOCATED TWO BUILDINGS AWAY FROM THE LOCATION THAT ADEQUATELY SERVICES THAT PART OF TOWN;
3. THAT NEIGHBORING RESIDENTS HAVE PREVIOUSLY EXPRESSED OPPOSITION TO AN ALCOHOLIC BEVERAGE LICENSE AT THIS LOCATION;
4. THAT THESE FACTORS MAKE THE PROPOSED LOCATION INAPPROPRIATE FOR THIS LICENSE; AND
5. THIS IS LICENSE IS NOT IN THE PUBLIC NEED.

MOTION BY: MRS. MANUPELLI  
SECONDED BY: MR. PRISCO  
VOTED: 4-1 (MR. YULL OPPOSED)

**PUBLIC COMMENT**

None.

**DISCUSS HEALTH INSURANCE 2017**

9:35 – Mr. Yull recuses himself from Board discussion as he has a family member currently receiving health benefits from the Town.

Bryan Adams from NFP presented a power point presentation, including the instituting of a ten dollar office visit co-payment for retirees. Mr. O’Leary states that the Board recognizes that the retirees will have more of a financial burden with the redesigned health plan. Mr. Prisco relayed that the Board looked at other options and this is the less of the evils. Mr. O’Leary stated that the Board wants to provide the best possible plan for the retirees.

MR. CHAIRMAN, I MOVE TO APPROVE THE INSTITUTION OF THE TEN DOLLAR OFFICE VISIT COPAY FOR THE RETIREE PLAN EFFECTIVE JANUARY 1, 2017.

MOTION BY: MRS. MANUPELLI  
SECONDED BY: MR. PRISCO  
VOTED: 4-1 (MR. YULL ABSTAINED)

10:02 – Mr. Yull rejoins the Board

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**ANNUAL MUNICIPAL REVIEW – TOWN OWNED LAND**

Mr. Gilleberto informed the Board, that according to the By-Law they need to review the Department's responses regarding Town Owned Land. He also relayed Mr. Cogan of 21 Wadsworth Street interest in the purchase of Map 17, Parcel 1. Chairman Mauceri requested the spreadsheet of the Department's responses be put into Dropbox as a workable excel document, not a PDF. Chairman Mauceri also stated that the Board should make long term agendas to balance topics that need to be covered.

**MINUTES**

MR. CHAIRMAN, I MOVE TO APPROVE THE **NOVEMBER 7, 2016** EXECUTIVE SESSION MINUTES AS WRITTEN.

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

**VOTE TO RELEASE EXECUTIVE SESSION MINUTES**

**1998, 1999, 2000, 2010, 2011, 2012, 2013, 2014, 2015**

Mr. Gilleberto relayed to the Board of a request for the release of Executive Session Minutes. Mr. Gilleberto is asking the Board members attention to start putting them on the agenda for release. Chairman Mauceri stated that more attention has to be given to releasing Executive Session Minutes.

**AMBULANCE ABATEMENT**

Mr. Gilleberto relayed to the Board that the request for abatement is because it is a hardship case.

MR. CHAIRMAN, I MOVE TO ABATE AMBULANCE CHARGES IN THE AMOUNT OF \$613.26 FOR RUN NUMBER 28070 ON FEBRUARY 14, 2016.

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

**TOWN ADMINISTRATOR'S REPORT**

No written report. Mr. Gilleberto thanked the North Reading / Reading Chamber of Commerce along with Andrew Laferty and Chris Deming of the DPW for their help in getting more lights for the Town Common in preparation of the Tree Lighting Ceremony on Sunday. He also thanked the Historic District Commission.

**OLD AND NEW BUSINESS**

**MR. O'LEARY**

- Expressed how much he enjoyed the annual Thanksgiving Dinner sponsored by Representative Jones and Senator Tarr. He thanked them for recognizing the absence of his Mom for the first time since the dinner's inception.
- Wished the North Reading Hornets well in the Thanksgiving Football Game.
- Wished residents safe travels during Thanksgiving.

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**MR. YULL**

- Expressed how much he enjoyed the annual Thanksgiving Dinner. He stated how special it was for the Seniors when Sgt. Dan Clark did his salute to the Armed Services.
- Spoke of his time spent with the Garden Club on Saturday and how they do so much to make North Reading beautiful.
- Wished everyone a happy Thanksgiving.

**MRS. MANUPELLI**

- Congratulated Sue Magner on a beautiful Veteran's Day ceremony and recognized her commemoration of the Vietnam Vets.
- Acknowledged Mary Prenney and the Elder Services staff for a nice banquet.
- Wished everyone a happy Thanksgiving.

**MR. PRISCO**

- Reminded residents of the bylaw requiring election signs to be removed 7 days after an election.
- Asked the Town Administrator about exiting the water ban and removing water restriction signs.
- He is hopeful that after further review the Board approves the Strategic Plan.
- Wished everyone a happy Thanksgiving.

**MR. MAUCERI**

- Thanked Susan Magner for getting the Veteran's Day event organized.
- Expressed how much he enjoyed the Thanksgiving Dinner and thanked Brad Jones' wife for making it so successful.

MR. CHAIRMAN, I MR. YULL MOVE TO ADJOURN

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

VOTE: 5-0 (UNANAMOUS)

ADJOURN: 10:30 p.m.

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DATE

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KATHRYN MANUPELLI, CLERK