

**MINUTES OF BOARD OF SELECTMEN MEETING  
MONDAY, JUNE 18, 2018**

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Chairman Prisco called the meeting to order at 7:05 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 7:05 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.

**SIGN STATE HOUSE BANS FOR WATER/WASTEWATER**

A short-term State House bond borrowing is required for some of the water/wastewater appropriations approved at the October 2017 Town Meeting. Town Treasurer Maryann MacKay stated that Century Bank won the bid at 2.45% interest. The Town will receive the money on June 20<sup>th</sup>.

MR. CHAIRMAN, I MOVE TO APPROVE AND SIGN STATE HOUSE NOTES FOR BORROWING FOR WATER/WASTEWATER STUDY AND DESIGN AS APPROVED IN ARTICLE 10, OCTOBER 2, 2017 TOWN MEETING.

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

**PROCLAMATION: CARMELLA (MILLIE) CASTIGLIONE-CACICIO 100<sup>TH</sup> BIRTHDAY**

Mr. Gilleberto states the proclamation will be presented to Carmella Castiglione at a party to be held at the Senior Center on June 27<sup>th</sup>. Mr. O'Leary reads the proclamation.

MR. CHAIRMAN, I MOVE TO PROCLAIM JUNE 25, 2018 CARMELLA (MILLIE) CASTIGLIONE CACICIO DAY AND TO READ THE ATTACHED PROCLAMATION.

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

Mr. Prisco will present the proclamation at the party and sing "Happy Birthday" to her in Italian.

**VOTE TO ACCEPT GIFT FROM AMAZON TO FIRE DEPARTMENT**

Chief Stats informs the Board of a cash donation from Amazon to provide the Fire Department with equipment for a fire engine. Chief Stats presents the check to Mr. Prisco

MR. CHAIRMAN, I MOVE TO ACCEPT A GIFT FOR THE NORTH READING FIRE DEPARTMENT FROM AMAZON, INC. IN THE AMOUNT OF \$36,569.00 FOR FIRE ENGINE TOOLS.

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

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Mr. O'Leary would like to send a letter of thanks to Amazon from the Board. Mr. Gilleberto will send a letter from the Board.

**PUBLIC COMMENT**

Phil Healy, 110 Lowell Road informed the audience of the free Cinematic Conversations program at the Library being held the 3<sup>rd</sup> Tuesday of every month. More information to follow.

**SELECTMEN'S REPORTS**

Mr. Schultz: Congratulates High School graduates.  
Mr. O'Leary Congratulates Girls Softball 23-0 record.  
Mr. Mauceri: Asked the residents to use caution on the roads with school ending; more kids will be on the streets.  
Mrs. Manupelli: Thanks the Middle School administration and chaperones for taking the 8<sup>th</sup> graders to Washington D.C. Also thanked the staff for keeping the kids who didn't go to Washington D.C. busy  
Mr. Prisco: Informs the audience of a tobacco public hearing that will take place on July 30, 2018 in Room 14 at 7:00. He gives credit to Amy Luckiewicz and Bob Bracy for holding the hearing to bring tobacco/vaping issues to the public's attention.

**MINUTES**

MR. CHAIRMAN, I MOVE TO APPROVE THE **MAY 21, 2018** REGULAR SESSION MINUTES AS AMENDED.

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

MR. CHAIRMAN, I MOVE TO APPROVE THE **MAY 21, 2018** EXECUTIVE SESSION MINUTES AS WRITTEN.

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

MR. CHAIRMAN, I MOVE TO APPROVE THE **MAY 30, 2018** REGULAR SESSION MINUTES AS WRITTEN.

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

MR. CHAIRMAN, I MOVE TO APPROVE THE **JUNE 4, 2018** REGULAR SESSION MINUTES AS WRITTEN.

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

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MR. CHAIRMAN, I MOVE TO APPROVE THE **JUNE 4, 2018** TOWN MEETING SESSION MINUTES AS WRITTEN.

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

MR. CHAIRMAN, I MOVE TO APPROVE THE **JUNE 7, 2018** TOWN MEETING SESSION MINUTES AS WRITTEN.

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

MR. CHAIRMAN, I MOVE TO APPROVE THE **JUNE 14, 2018** REGULAR SESSION MINUTES AS WRITTEN.

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

**MEET WITH HOUSING PRODUCTION PLAN CONSULTANT – VOTE TO ACCEPT AFFORDABLE HOUSING PLAN**

Town Planner, Danielle McKnight introduced the Housing and Planning Consultant, Karen Sunnarburg who gave a power point presentation of the Housing Production Plan. Ms. McKnight informed the Board that Ms. Sunnarburg's contract and the grant opportunity ends at the end of June and she would like to finalize everything before time runs out. Mr. O'Leary inquired if there are any programs to assist the Town in maintaining the affordable housing stock the Town currently has. Mr. O'Leary expressed his concern with the 40B aspect and what will happen going forward when the other units expire. He further stated that the report identified pressures on the community and what the Town should be doing. Mr. Prisco would like to revisit this plan before October Town Meeting.

MR. CHAIRMAN, I MOVE TO APPROVE THE 2018 NORTH READING HOUSING PRODUCTION PLAN.

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

**PUBLIC HEARING: FY2019 WATER RATES**

8:07 – Mr. O'Leary reads the Public Hearing notice. Mr. O'Leary informs the audience that Andover unanimously signed the 99 year intermunicipal agreement for potable water. Mr. O'Leary gives the history of the negotiations for the agreement. Mr. Gilleberto stated that since the agreement has been signed, appropriations made at previous Town Meetings will eventually have to be rescinded. The budget may need to be revised as well.

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Water Superintendent Mark Clark recognized members of the Water Commission who were in attendance; Vinny Ragucci, Andrew Street, and Amit Subramani. Discussion was had regarding water meter replacements. Mr. Prisco would like the Board to decide on action to take if residents do not replace their water meters; he suggested charging different rates. Mr. Clark stated he is looking for 100% compliance from the residents. Mr. O'Leary suggested a policy change for special meter readings if a resident does not have their meter changed. Mr. Schultz suggested weekly readings for those who do not change their meters; the cost would encourage residents to be compliant. Mr. Clark stated there will be a cost to the residents not to change their meters. Water Commission member, Vincent Ragucci stated that the Water Commission is in agreement with the Town Administrator and Mr. Clark for the 0% rate increase.

9:04 – Public Hearing Closes.

MR. CHAIRMAN, I MOVE TO RETAIN THE CURRENT WATER USE RATES AND TO AMEND THE FEES AS SHOWN ON THE ATTACHED SCHEDULE.

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

Mr. Prisco wants to have discussion at a future BoS meeting about how the house on 9 Mill Street can benefit the Town.

MR. CHAIRMAN, I MOVE TO DECLARE A STAGE 1 WATER USE RESTRICTION.

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

**WATER/WASTEWATER UPDATE AND NEXT STEPS**

Water Superintendent Mark Clark gave an update on the status of the 99 year intermunicipal agreement for potable water with Andover. Mr. Gilleberto will let the Board know when a formal signing of the agreement will be scheduled.

9:17 – Mr. Schultz leaves the room.

**MEET WITH RMLD: PILOT AGREEMENT FOR ENERGY STORAGE PROJECT**

RMLD representative Tom Ollila gave a PowerPoint presentation regarding a proposed battery storage project at the RMLD substation.

9:20 – Mr. Schultz rejoins the meeting.

Town Assessor, Deb Carbone and Neal Watlington, from NextEra, the company that supplies the batteries was also in attendance. Mr. Mauceri expressed his concern with a 20 year contract and the ability to keep up with technological updates. Mr. Watlington responded that NextEra will be able to keep up with the technology. Mr. Ollila stated that the savings from using the batteries

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to RMLD would be passed along to customers with lower rates or credits. Mr. Prisco stated a Board member should sit in on meetings regarding the project to keep the Board informed. He further stated he is not sold on the program.

**SPECIAL MUNICIPAL EMPLOYEES**

Mr. Gilleberto stated that the designation alone is apparently sufficient. He is informed that no action is required by the Board. This agenda item will be passed over.

**APPROVE JUNE TOWN MEETING HOME RULE PETITIONS**

Mr. O'Leary states he will support the filing of the Charter changes because they were approved at June Town Meeting.

MR. CHAIRMAN, I MOVE TO APPROVE AND SUBMIT TO THE LEGISLATURE THE ATTACHED HOME RULE PETITIONS APPROVED AT THE JUNE, 2018 ANNUAL TOWN MEETING.

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

**MIDDLE/HIGH SCHOOL DRIVEWAY: VOTE TO APPROVE ORDER OF TAKING AND SIGN PLAN**

Mr. O'Leary explains the need for the friendly taking of property to conclude action taken as part of the Secondary School Building project.

MR. CHAIRMAN, I MOVE TO APPROVE THE ORDER OF TAKING FOR THE PARCEL OF LAND SHOWN AS "PARCEL 'A' AREA = 127+ S.F." ON A PLAN ENTITLED "ACCEPTANCE PLAN AND STREET LAYOUT PLAN 'MIDDLE/HIGH SCHOOL DRIVEWAY' NORTH READING, MASSACHUSETTS," WITH A REVISION DATE OF DECEMBER 24, 2015, PREPARED BY WELCH ASSOCIATES LAND SURVEYORS, INC, TO SIGN THE ORDER OF TAKING, AND TO AWARD DAMAGES IN THE AMOUNT OF ZERO DOLLARS (\$0).

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

**REVIEW TOWN ADMINISTRATOR ANNUAL EVALUATION**

Mr. Prisco explains the process of the evaluation which is different than in past years due to the open meeting law. Mr. Schultz stated Mr. Gilleberto is a tremendous asset to the Town. Mrs. Manupelli agrees with Mr. Schultz and added she appreciates the respect he shows employees and their families, she thanked his family, and always appreciates his feedback. Mr. Mauceri states he has always been open to the entire Board and is always keeping everyone informed. Mr. O'Leary stated how fortunate the Town is to have him and he has by far done better than previous TA's and he makes the Board look good. He further stated that because of him the

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relationships between the Board members have improved. Mr. Prisco wants Mr. Gilleberto to make time for his family by leaving early one day a week. Mr. Gilleberto responded to comments by thanking the Board, staff, and family for their support.

**ARTHUR KENNEY FIELD RESTROOM/CONCESSION STAND – VOTE TO  
APPROVE PAYMENT**

MR. CHAIRMAN, I MOVE TO APPROVE PAYMENT TO CONSTRUCTION DYNAMICS, INC. IN THE AMOUNT OF \$81,953.16 AS IS REFLECTED IN PAYMENT REQUISITION #8.

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

No action was taken on requisition #9.

**REVIEW LIAISON ASSIGNMENTS**

Mr. Prisco asked that the Liaison assignments be posted.

**APPOINTMENT/REAPPOINTMENTS: CAPITAL IMPROVEMENT PLANNING  
COMMITTEE**

MR. CHAIRMAN, I MOVE TO RECOMMEND THE FOLLOWING INDIVIDUALS FOR REAPPOINTMENT TO THE CAPITAL IMPROVEMENT PLANNING COMMITTEE FOR THE TERMS TO EXPIRE JUNE 30, 2021:

DONALD KELLIHER (FINANCE COMMITTEE REPRESENTATIVE)  
JOSEPH FOTI

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

**BOS APPOINTEE**

MR. CHAIRMAN, I MOVE TO APPOINT MICHAEL PRISCO AS MEMBER OF THE CAPITAL IMPROVEMENT PLANNING COMMITTEE FOR A TERM THROUGH MAY, 2019.

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

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**LEGAL BILLS FOR APRIL**

MR. CHAIRMAN, I MOVE TO APPROVE LEGAL BILLS FOR APRIL, 2018 IN THE AMOUNT OF \$5,826.04 AS FOLLOWS:

KOPELMAN AND PAIGE, P.C. (GENERAL)	\$3,942.54
KOPELMAN AND PAIGE, P.C. (LABOR)	\$ 171.00
COPPOLA & COPPOLA	<u>\$1,712.50</u>
TOTAL	\$5,826.04

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

**TOWN ADMINISTRATOR'S REPORT**

See attached. Topics discussed:

- Annual municipal review;
- Favorable vote for the collective bargaining agreement with the North Reading Education Association;
- Massachusetts Town Clerks Association's "Legislator of the Year" recipient was Representative Jones; and
- Status of Haverhill Street sidewalk project costs.

**OLD AND NEW BUSINESS**

Mr. O'Leary:

- Very pleased with the Haverhill Street sidewalk project;
- T's Tavern is scheduled for opening June 15<sup>th</sup>; according to contract it should have been open on April 1<sup>st</sup>.

Mr. Mauceri:

- Police did a great job working the details during the Haverhill Street sidewalk project;
- Wants to turn the heat up on the sewer aspect of the Andover water agreement by starting the engineering work and coming up with a cost and method to finance it; maybe something to do for the October Town Meeting.

Mr. Prisco:

- In response to Mr. Mauceri, Mr. Prisco said outreach to the property owners on Route 28 is the third factor in the sewer aspect of the water agreement; it is on the EDC's agenda for tomorrow night;

Mr. Schultz:

- The business community and Chamber of Commerce will be discussing snow and ice removal;
- Farmers Markets at Ipswich River Park on Wednesday.

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Mrs. Manupelli:

- No Comment.

Mr. Prisco:

- August 7<sup>th</sup> is National Night Out;
- Asked Mrs. Manupelli to cover for Federal Partners audit meeting;
- Tobacco meeting is July 30<sup>th</sup> at 7:00 in Room 14;
- Wants the Hillview Commission to know that he has gotten great feedback on the condition of the course, and
- Thanks the Board for sticking together on the water negotiations.

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

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

VOTE: 5-0 (UNANAMOUS)

ADJOURN: 11:01 p.m.

\_\_\_\_\_  
DATE

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STEPHEN J. O'LEARY, CLERK