

**MINUTES OF SELECT BOARD MEETING  
THURSDAY, NOVEMBER 29, 2018**

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Chairman Prisco called the meeting to order at 6:01 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 6:01 p.m.

**DISCUSS POTENTIAL REAL ESTATE OPPORTUNITY – 217 MAIN STREET**

Mr. Gilleberto informed the residents that an evaluation of suitability of 217 Main Street to serve municipal purposes was done after the property owners approached the Town to purchase it. It was determined it would suit Public Safety needs. Debbie Carbone, Town Assessor, determined it is a "Unique" property and satisfies the Town's unique requirements for the acquisition of real estate. Mr. Gilleberto stated that all involved with evaluating the property recognize the property will need to be improved. Mr. Prisco stated the improvements can be performed in phases.

Mr. Gilleberto stated the motion the Board will be voting on is to identify the property as unique, not to acquire the property.

MR. CHAIRMAN, I MOVE TO DETERMINE THAT DUE TO ITS LOCATION ON MAIN STREET, BUILDING CONSTRUCTION TYPE, BUILDING SIZE AND LAYOUT, COMBINED GARAGE, OFFICE, AND OTHER SPACE, AND AVAILABILITY, THAT 217 MAIN STREET SATISFIES THE TOWN OF NORTH READING'S UNIQUE REQUIREMENTS FOR THE ACQUISITION OF REAL ESTATE, AND THAT ADVERTISING FOR PROPOSALS FROM THE OWNERS OF OTHER PROPERTIES WILL NOT BENEFIT THE TOWN.

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

Mr. Gilleberto stated that the potential uses of the building would be for public works, public safety, and, and combined vehicle maintenance for multiple departments. He further stated that the front office space of the building could house administrative offices for fire, code enforcement, health and public works.

Discussion was had regarding financing the property and improvements. It was stated that proceeds from the sale of Town owned land can be used for capital acquisition. Mr. O'Leary stated he is not in favor of paying cash for the property, he wants to retain the principal from the Town owned land sale for 20-30 years. Ms. Rourke stated expending Town owned land sale funds would have to be approved at Town Meeting. Ms. Rourke further stated that relatedly, an investment policy will be developed for the Board to review.

Mr. Schultz stated it is important to invest in infrastructure today and not wait. He further stated he is not in favor of spending all the JT Berry property proceeds on one project. Mr. O'Leary inquired where this opportunity fits into the Boards priorities. Mr. Prisco responded that a new Fire Station is in the Strategic Plan.

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Abby Hurlbut, Finance Committee Chairwoman stated public safety is a priority on capital projects and that a new fire station makes sense as there are needs in the current firehouse that are not financially prudent to address. There is no woman's room in the current fire station. Mr. Gilleberto stated that the gender of a candidate has never been considered when hiring.

Maureen Doherty, North Reading Transcript inquired about office space in the building. Rich Wallner, 57 Lakeside Blvd. stated it's time to look at the overall picture and the chance to create a downtown municipal area should be looked into.

MR. CHAIRMAN, I MR. O'LEARY MOVE TO ENTER INTO EXECUTIVE SESSION FOR THE PURPOSE OF EXEMPTION 6 (REAL PROPERTY – 217 MAIN STREET), SUCH DISCUSSIONS IN OPEN SESSION WILL HAVE A DETRIMENTAL IMPACT ON THE TOWN, AND TO ADMIT, FINANCE DIRECTOR, LIZ ROURKE, TOWN ASSESSOR, DEBBIE CARBONE, AND FINANCE COMMITTEE MEMBER ABBY HURLBUT, AND FURTHER THAT THE SELECT BOARD WILL RETURN TO OPEN SESSION FOR THE SOLE PURPOSE OF ADJOURNMENT.

SECONDED:	MRS. MANUPELLI	
VOTED:	MR. MAUCERI	AYE
	MRS. MANUPELLI	AYE
	MR. SCHULTZ	AYE
	MR. MAUCERI	AYE
	MR. PRISCO	AYE
VOTED:	5-0 (UNANIMOUS)	

6:59 - EXECUTIVE SESSION.

9:37 - RECONVENE

MR. CHAIRMAN, I MOVE TO ADJOURN.

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

ADJOURN: 9:38 P.M.

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DATE

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STEPHEN J. O'LEARY, CLERK