

**MINUTES OF THE SELECT BOARD MEETING
MONDAY, FEBRUARY 10, 2020**

Chairwoman Manupelli called the meeting to order at 7:22 p.m. in Room 14 at the Town Hall in the presence of members Mrs. Gonzalez, Mr. Schultz, Mr. Wallner, Mr. O'Leary, and Town Administrator, Michael Gilleberto.

CALL TO ORDER OPEN SESSION

Chairwoman Manupelli called to order the open session at 7:22 p.m.

The Chair 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

Jeff Stolz, 2 Gillis Drive addressed the Board regarding Citizen Volunteers and the current process for selection. He stated the solution is transparency and consistency and all citizens should feel valued and respected.

BOARD MEMBERS' REPORTS

Mr. O'Leary:

- Reminds residents to turn in their census forms.
- Stated the Town Employees luncheon was a great turnout and how much he appreciates all town employees.

Mr. Wallner:

- Attended North Reading/Reading Chamber of Commerce breakfast and they are doing a great job and the membership is high.
- Stated he will be working on the procedures for appointments and liaison assignments and asked Mr. Stolz to forward his comments to him.

Mr. Schultz:

- Stated he will save his report for "Old and New Business"

Mrs. Gonzalez:

- Stated she will save her report for "Old and New Business"

Mrs. Manupelli:

- Stated she will save her report for "Old and New Business"

APPOINT ADDITIONAL ELECTION WORKERS

Town Clerk, Barbara Stats informed the audience that 6 additional election workers are needed. She stated early voting will be taking place at Town Hall from February 24th -February 28th during normal business hours and Tuesday evening until 7:00.

**MINUTES OF THE SELECT BOARD MEETING
MONDAY, FEBRUARY 10, 2020**

MADAM CHAIR, I MOVE TO APPOINT ADDITIONAL ELECTION WORKERS FOR ELECTIONS HELD BETWEEN SEPTEMBER 1, 2019 THROUGH AUGUST 31, 2020 FROM THE SUPPLEMENTAL LIST SUBMITTED BY THE REGISTRARS AS RECOMMENDED BY THE REGISTRARS.

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

VOTE AND SIGN THE MARCH 3, 2020 PRESIDENTIAL PRIMARY WARRANT

Constable John Firiello was in attendance. Barbara Stats informed the audience that absentee ballots are available in the Town Clerks office or by mail.

MADAM CHAIR, I MOVE TO APPROVE AND SIGN THE MARCH 3, 2020 PRESIDENTIAL PRIMARY WARRANT.

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

APPOINTMENTS: BOARD OF APPEALS, CONSERVATION COMMISSION, LIBRARY TRUSTEES

BOARD OF APPEALS

Mr. Schultz thanks the public for their response to the advertisement seeking candidates. He recommends Mr. Ragucci, Ms. Platt and Ms. Lockhart.

MADAM CHAIR, I MOVE TO PLACE IN NOMINATION THE FOLLOWING NAMES FOR APPOINTMENT AS A MEMBER OF THE BOARD OF APPEALS FOR AN UNEXPIRED TERM THROUGH DECEMBER 31, 2021. (ONE OPENING)

- 1) JENNIFER PLATT
- 2) VINCENT RAGUCCI
- 3) FRANK GAZZOLA
- 4) JEFFREY STOLZ
- 5) MARIA LOCKHART

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

MR. O'LEARY: VINNY RAGUCCI
MR. SCHULTZ: VINNY RAGUCCI
MR. WALLNER: VINNY RAGUCCI
MRS. GONSALVES: VINNY RAGUCCI
MRS. MANUPELLI: VINNY RAGUCCI

VOTED: VINNY RAGUCCI: 5-0 (UNANIMOUS)

**MINUTES OF THE SELECT BOARD MEETING
MONDAY, FEBRUARY 10, 2020**

MADAM CHAIR, I MOVE TO PLACE IN NOMINATION THE FOLLOWING NAMES FOR APPOINTMENT AS A MEMBER OF THE BOARD OF APPEALS FOR AN UNEXPIRED TERM THROUGH DECEMBER 31, 2020. (ONE OPENING)

- 1) JENNIFER PLATT
- 2) VINCENT RAGUCCI
- 3) FRANK GAZZOLA
- 4) JEFFREY STOLZ
- 5) MARIA LOCKHART

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

MR. O'LEARY: JENNIFER PLATT
MR. SCHULTZ: JENNIFER PLATT
MR. WALLNER: JENNIFER PLATT
MRS. GONSALVES: JENNIFER PLATT
MRS. MANUPELLI: JENNIFER PLATT

VOTED: JENNIFER PLATT: 5-0 (UNANIMOUS)

MADAM CHAIR, I MOVE TO PLACE IN NOMINATION THE FOLLOWING NAMES FOR APPOINTMENT AS AN ASSOCIATE MEMBER OF THE BOARD OF APPEALS FOR AN UNEXPIRED TERM THROUGH DECEMBER 31, 2020. (ONE POTENTIAL OPENING)

- 1) FRANK GAZZOLA
- 2) JEFFREY STOLZ
- 3) MARIA LOCKHART

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

MR. O'LEARY: MARIA LOCKHART
MR. SCHULTZ: MARIA LOCKHART
MR. WALLNER: MARIA LOCKHART
MRS. GONSALVES: MARIA LOCKHART
MRS. MANUPELLI: MARIA LOCKHART

VOTED: MARIA LOCKHART: 5-0 (UNANIMOUS)

**MINUTES OF THE SELECT BOARD MEETING
MONDAY, FEBRUARY 10, 2020**

CONSERVATION COMMISSION

Mr. O'Leary states he has spoken with all 9 applicants and two expressed interest in the full membership, others expressed interest in the Associate membership. He further stated the Chair of the Conservation Commission was unable to attend the meeting due to a family medical emergency.

MADAM CHAIR, I MOVE TO PLACE IN NOMINATION THE FOLLOWING NAMES FOR APPOINTMENT AS A MEMBER OF THE CONSERVATION COMMISSION FOR AN UNEXPIRED TERM THROUGH DECEMBER 31, 2020. (ONE OPENING)

- 1) LAUREN BESHARA
- 2) YAN HUANG

MOTION BY: MRS. GONZALEZ
SECONDED BY: MR. O'LEARY

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|-----------------|----------------|
| MR. O'LEARY: | LAUREN BESHARA |
| MR. SCHULTZ: | LAUREN BESHARA |
| MR. WALLNER: | LAUREN BESHARA |
| MRS. GONSALVES: | LAUREN BESHARA |
| MRS. MANUPELLI: | LAUREN BESHARA |

VOTED: LAUREN BESHARA: 5-0 (UNANIMOUS)

MADAM CHAIR, I MOVE TO PLACE IN NOMINATION THE FOLLOWING NAMES FOR APPOINTMENT AS AN ASSOCIATE MEMBER OF THE CONSERVATION COMMISSION FOR AN UNEXPIRED TERM THROUGH DECEMBER 31, 2022, (ONE POTENTIAL OPENING).

- 1) ERINNE MATTE-DANIELS
- 2) CHRIS LIPPERT
- 3) JAMES CHENEY
- 4) ALISON PAPPAVESELIO
- 5) YAN HUANG

MOTION BY: MRS. GONZALEZ
SECONDED BY: MR. O'LEARY

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|-----------------|--------------|
| MR. O'LEARY: | JAMES CHENEY |
| MR. SCHULTZ: | JAMES CHENEY |
| MR. WALLNER: | JAMES CHENEY |
| MRS. GONSALVES: | JAMES CHENEY |
| MRS. MANUPELLI: | JAMES CHENEY |

VOTED: JAMES CHENEY: 5-0 (UNANIMOUS)

**MINUTES OF THE SELECT BOARD MEETING
MONDAY, FEBRUARY 10, 2020**

LIBRARY TRUSTEES

Mrs. Gonzalez states she spoke with the Library Trustees Chair and it was decided to table the appointment until the next Select Board meeting.

VETERANS EVENT COMMITTEE

Mrs. Gonzalez states she spoke with Veterans Agent and together decided to recommend Deborah Aldrich.

MADAM CHAIR, I MOVE TO PLACE IN NOMINATION THE FOLLOWING NAMES FOR APPOINTMENT AS MEMBERS OF THE VETERANS EVENT COMMITTEE FOR AN UNEXPIRED TERM TO EXPIRE DECEMBER 31, 2021: (ONE OPENING)

DEBORAH ALDRICH
MICHELE REID
DANIEL MAHONEY

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

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|-----------------|-----------------|
| MR. O'LEARY: | DEBORAH ALDRICH |
| MR. SCHULTZ: | DEBORAH ALDRICH |
| MR. WALLNER: | DEBORAH ALDRICH |
| MRS. GONSALVES: | DEBORAH ALDRICH |
| MRS. MANUPELLI: | DEBORAH ALDRICH |

VOTED: DEBORAH ALDRICH: 5-0 (UNANIMOUS)

MADAM CHAIR, I MOVE TO PLACE IN NOMINATION THE FOLLOWING NAMES FOR APPOINTMENT AS MEMBERS OF THE VETERANS EVENT COMMITTEE FOR AN UNEXPIRED TERM TO EXPIRE DECEMBER 31, 2020: (ONE OPENING)

DEBORAH ALDRICH
MICHELE REID
DANIEL MAHONEY

MOTION BY: MRS. GONZALEZ
SECONDED BY: MR. O'LEARY

| | |
|-----------------|-----------------|
| MR. O'LEARY: | DEBORAH ALDRICH |
| MR. SCHULTZ: | DEBORAH ALDRICH |
| MR. WALLNER: | DEBORAH ALDRICH |
| MRS. GONSALVES: | DEBORAH ALDRICH |
| MRS. MANUPELLI: | DEBORAH ALDRICH |

VOTED: DEBORAH ALDRICH: 5-0 (UNANIMOUS)

**MINUTES OF THE SELECT BOARD MEETING
MONDAY, FEBRUARY 10, 2020**

**7:51 – PUBLIC HEARING: TOWN’S FIRST REFUSAL OPTION TO ACQUIRE 14
CONCORD STREET (“SEVEN ACRES TURKEY FARM) PURSUANT TO MGL
CHAPTER 61A**

Mrs. Manupelli reads the public hearing notice. Mr. Gilleberto informs the audience of the Town’s right of first refusal to acquire 14 Concord Street. Mr. Gilleberto states the Maglioizzi’s have a signed Purchase and Sale agreement with Mr. Coviello to sell the property for \$1.1 million. The broker for Mr. Maglioizzi and Mr. Coviello is Mr. Demetri. The attorney for Mr. Maglioizzi is Attorney DiGiulio, and the Attorney for Mr. Coviello is Attorney Keyes. Mrs. Manupelli states CPC has expressed an interest in the parcel and the 2 residential parcels. She further stated Parks and Rec, LUC, the School Committee, Board of Health, and Council on Aging have expressed their support in acquiring the property. Mr. Gilleberto states that he has been told by Mr. Buckley that the School Committee has no objection to the use of the JT Berry funds to purchase the property. Mr. O’Leary states the Conservation Commission is in support of the purchase.

The following audience members addressed the Board:

Chuck Carucci, 3 Chester Street, representing the North Reading Housing Authority stated they want to land bank the property and use it for elderly housing.

Don Kelliher, 3 Sandspur Lane inquired how the property would be paid for; bonding or free cash. He further stated using bonding or free cash could have a detrimental impact on funds needed for capital improvements. He recommends using the proceeds from the JT Berry sale. Mrs. Manupelli responded the Board has no intention of eating up the balance of free cash for this acquisition, and the funds from JT Berry will be used; there will be no bonding or raising taxes for this acquisition. Mr. Schultz stated if there is excess snow and ice funds, that money could be used. Mr. O’Leary stated it is the consensus of the Board there will be no borrowing and no impact on capital planning; JT Berry money or excess free cash will be used.

Jack Arsonault of Reading, owner of 20 Concord Street stated commercial buildings would work great on the property. Mrs. Manupelli responded a zoning change would be required.

Julie Brown, 30 Southwick Road of 55 years, stated it would be in the best interest of the Town to purchase this property.

Chris Simpson, 7 Southwick Road, wants the Town to purchase the property to have control of its use.

June Story, 10 Southwick Road, stated commercial use or housing complexes would cause traffic problems. Mr. Schultz stated if sewer was available in that area, the residents would benefit from new business growth resulting in a bigger tax revenue.

**MINUTES OF THE SELECT BOARD MEETING
MONDAY, FEBRUARY 10, 2020**

Thomas Digman, 16 Marblehead Street, stated a cannabis farm would be a great use for the property as it would be a good source of revenue to the Town. Although he does not agree with it, Mr. Schultz thanked Mr. Digman for having the courage to propose a controversial idea.

Camille Welch, 13 Concord Street for 60 years, stated more industry would be a disservice to the Town, and the land should have a purposeful meaning.

Jack Arsonault, stated he is not against the Town buying the property, he is just worried what the Town will do with it.

Paul Denaro, 402 Park Street, likes having a commercial building there. He is concerned about water being diverted if the property will be used as residential property.

Chris Simpson is also concerned about water being diverted.

Mrs. Gonzalez responded if the Town purchases the property, the Town can control what happens with the property, a developer may not be able to control it.

Mary Street, 379 Park Street of 30 years supports the Town buying the land and doing nothing with it.

Nancy Wolfe, 4 Sandspur Lane, would like to keep the property the way it is.

Rosemary Vitale, 11 Concord Street of 52 years does not want commercial use of the property and wants Concord Street repaired.

Mike Prisco, 12 Bishops Way, EDC Representative, wants to hear what the Board would like to use the property for. He recommends the Board learn from the past, be honest and clear. Mrs. Manupelli responded that the Board has not made a determination what the property will be used for. Mr. O'Leary wants to continue hearing from the public. Mr. Schultz stated a small location for a sewer pumping station could be located on the property along with Senior housing. Mrs. Gonzalez stated she is 100% for Senior housing and a farming area for schools. Mrs. Manupelli stated she is 100% in favor of open, passive recreation space, elderly housing and a community garden/farm.

Dennis O'Brien, 382 Park Street does not want sewer.

Lori Cappazutto, 12 Duane Drive is in favor of the Town purchasing property.

Teresa Hornby, 416 Park Street would like a dog park on the property.

James Demetri, 452 Park Street, Real Estate Broker for the Magliozzi's informed the audience the Farm Stand is still open.

**MINUTES OF THE SELECT BOARD MEETING
MONDAY, FEBRUARY 10, 2020**

Sergio Coviello, 55 Spruce Road stated he has an electrical business on 55 Concord Street and the reason for purchasing the property would be to relocate his business there.

Kevin Edmonds, 351 Haverhill Street, stated a single commercial building would be good for the Town and he doesn't want to increase traffic. He is in support of the Town purchasing the property to leave it alone and let the abutters say what to do with it.

Rita Mullin, 29 Abbott Road stated LUC, CPC and the Conservation Commission will be making a presentation to the Board on recommended uses for the property.

Mr. Wallner stated he was on the EDC when the JT Berry property sale took place. He further stated the Town is getting older with 25% of the people 60 years or older. He continued to say housing for Senior's has not been provided, a facilities master plan study and sewer study is underway, which is about 10 years out and may cost 100 Million Dollars and he does not think the Town should purchase the property because other plans will be compromised, and the bigger picture, long range, needs to be looked at. Mr. Wallner stated he wants to preserve the 20 Million Dollars in Pulte money. Mr. O'Leary stated he would like to stick to the plans as Mr. Wallner suggested, however the Town can't lose money on purchasing this property and the Town will be able to control what will happen with the parcel. He further stated it makes sense to have 500 Feet of frontage purchasing the other 2 parcels.

Attorney Eichman explained the timeframe the Town will need to follow and stated a quorum will be required at Town Meeting along with a 2/3 vote because the Town is asking for money to purchase Real Estate.

Mr. Gilleberto will have an engineering and environmental review done. The goal would be to have it before Special Town Meeting.

9:37 – Mrs. Manupelli closes the hearing.

9:43 – VOTE TO SELL TOWN OWNED LAND

Mrs. Manupelli reads hearing notice.

**VOTE TO SELL TOWN OWNED LAND: MAP 8, PARCELS 193 AND 194; 5
AUDUBON ROAD AND 89 BURROUGHS ROAD**

Mr. Gilleberto states if the Board decides to sell the parcels for less than the assessed values, a 4/5 vote from the Board is required; the price reflects the Town's cost to convey the property, not the value of the property.

Petitioner, Ed Nicosia was present. Mr. Gilleberto states the minimum bid price represents legal fees and advertising fees. He further states a structure cannot be erected unless it is adjoined with another parcel. Mrs. Manupelli inquired if the restrictions will be recorded and permanent; Mr. Gilleberto confirmed that they will be permanent. Mr. Gilleberto stated DPW is not

**MINUTES OF THE SELECT BOARD MEETING
MONDAY, FEBRUARY 10, 2020**

concerned about selling these parcels as there are other parcels that could be used for potential wastewater needs.

MADAM CHAIR, I MOVE TO SELL BY AUCTION TOWN OWNED LAND DESIGNATED AS MAP 8, PARCEL 193 LOCATED AT 5 AUDUBON ROAD AND MAP 8 PARCEL 194 LOCATED AT 89 BURROUGHS ROAD, IN ACCORDANCE WITH MGL CHAPTER 60, SECTION 77B AT A MINIMUM BID PRICE OF \$1,750.00 SUBJECT TO THE FOLLOWING RESTRICTION (S):

1. PARCEL SHALL NOT BE USED IN AND OF ITSELF AS A SEPARATE BUILDING LOT, AND THE PROVISIONS OF MGL CHAPTER 40A, SECTION 6 PURSUANT TO ITS NINTH PARAGRAPH, IF APPLICABLE, ARE WAIVED TO PROHIBIT THE USE OF THE PARCEL AS A SEPARATE BUILDING LOT.
2. ACCESSORY STRUCTURES OF ANY KIND SHALL NOT BE ERECTED OR MAINTAINED ON THE PARCEL UNLESS THE PARCEL IS COMBINED WITH AN ADJOINING PARCEL CONTAINING A PRIMARY STRUCTURE.
4. THE PARCEL SHALL NOT BE USED TO SATISFY MINIMUM ZONING OR HEALTH CODE REQUIREMENTS FOR THE CONSTRUCTION OR USE OF ANY ADDITIONAL DWELLING UNIT ON THE PARCEL OR ON ANY ADJOINING PARCEL.
5. PROPERTY SHALL NOT BE SUBDIVIDED.

MOTION BY: MRS. GONZALEZ

SECONDED BY: MR. SCHULTZ

VOTED: 5-0 (UNANIMOUS)

VOTE TO SELL TOWN OWNED LAND: MAP 8, PARCELS 195 AND 209; 91 BURROUGHS ROAD AND 8 AUDUBON ROAD

Mr. Gilleberto states that the restriction not to subdivide the property has been removed because the intention of the petitioners is to subdivide the property. Petitioners, John Magazzu and Ed Nicosia were in attendance. Mr. Magazzu would like a portion of the Town Owned land for the purpose of a larger septic system to accommodate an additional bedroom on the abutting buildable lot. Mr. O'Leary stated the Town will recapture more dollars with a 3 bedroom home rather than a 2 bedroom home as it will be assessed at a higher tax rate. Mr. Schultz is opposed to restriction number 2. Mr. Gilleberto stated the Board may wish to reconsider the value of the lot if restriction number 4 prohibiting the construction of an additional dwelling unit is removed. It was the consensus of the Board to have Town Counsel review the restriction and revisit the sale of these parcels at the next meeting.

MADAM CHAIR, I MOVE TO CONTINUE THE DISCUSSION OF THE SALE OF MAP 8, PARCEL 195 LOCATED AT 91 BURROUGHS ROAD AND MAP 8 PARCEL 209 LOCATED AT 8 AUDUBON ROAD UNTIL FEBRUARY 24, 2020 AT 8:00 P.M.

**MINUTES OF THE SELECT BOARD MEETING
MONDAY, FEBRUARY 10, 2020**

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

VOTE TO SELL TOWN OWNED LAND: MAP 8, PARCEL 144, 86 BURROUGHS ROAD – PARCEL A

Mr. Gilleberto states Mr. Bonaventura, who is present in the audience, had an ANR plan drawn up at his own expense which created a smaller parcel, which the Board signed at the last meeting.

MADAM CHAIR, I MOVE TO SELL BY AUCTION TOWN OWNED LAND A PORTION OF MAP 8, PARCEL 144 LOCATED AT 86 BURROUGHS ROAD DESIGNATED AS PARCEL A ON A PLAN ENTITLED "PLAN OF LAND IN NORTH READING, MASSACHUSETTS PREPARED FOR FERNANDO BONAVENTURA" DATED JUNE 6, 2019 IN ACCORDANCE WITH MGL CHAPTER 60, SECTION 77B AT A MINIMUM BID PRICE OF \$1,550.00 SUBJECT TO THE FOLLOWING RESTRICTION (S):

1. PARCEL SHALL NOT BE USED IN AND OF ITSELF AS A SEPARATE BUILDING LOT, AND THE PROVISIONS OF MGL CHAPTER 40A, SECTION 6 PURSUANT TO ITS NINTH PARAGRAPH, IF APPLICABLE, ARE WAIVED TO PROHIBIT THE USE OF THE PARCEL AS A SEPARATE BUILDING LOT.
2. ACCESSORY STRUCTURES OF ANY KIND SHALL NOT BE ERECTED OR MAINTAINED ON THE PARCEL UNLESS THE PARCEL IS COMBINED WITH AN ADJOINING PARCEL CONTAINING A PRIMARY STRUCTURE.
4. THE PARCEL SHALL NOT BE USED TO SATISFY MINIMUM ZONING OR HEALTH CODE REQUIREMENTS FOR THE CONSTRUCTION OR USE OF ANY ADDITIONAL DWELLING UNIT ON THE PARCEL OR ON ANY ADJOINING PARCEL.
5. PROPERTY SHALL NOT BE SUBDIVIDED.

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

VOTE TO SELL TOWN OWNED LAND: MAP 9, PARCELS 54, 57 AND 58, 55 OLD ANDOVER ROAD, 57 OLD ANDOVER ROAD AND 1 BEAR ROAD

Petitioner Terry Trevey was in attendance. Mr. Gilleberto stated there are no plans to widen Old Andover Road at this point, however, CPC member, Chris Hayden responded CPC has concerns about the acquisition of these parcels in the case future plans to widen Old Andover Road. Mr.

**MINUTES OF THE SELECT BOARD MEETING
MONDAY, FEBRUARY 10, 2020**

O'Leary stated widening the road is an issue throughout the entire neighborhood, therefore one parcel should not be considered an impediment.

MADAM CHAIR, I MOVE TO SELL BY AUCTION TOWN OWNED LAND DESIGNATED AS MAP 9, PARCEL 54 LOCATED AT 55 OLD ANDOVER ROAD, MAP 9, PARCEL 57 LOCATED AT 57 OLD ANDOVER ROAD AND MAP 9, PARCEL 58 LOCATED AT 1 BEAR ROAD, IN ACCORDANCE WITH MGL CHAPTER 60, SECTION 77B AT A MINIMUM BID PRICE OF \$1,750.00 SUBJECT TO THE FOLLOWING RESTRICTION (S):

1. PARCEL SHALL NOT BE USED IN AND OF ITSELF AS A SEPARATE BUILDING LOT, AND THE PROVISIONS OF MGL CHAPTER 40A, SECTION 6 PURSUANT TO ITS NINTH PARAGRAPH, IF APPLICABLE, ARE WAIVED TO PROHIBIT THE USE OF THE PARCEL AS A SEPARATE BUILDING LOT.
2. ACCESSORY STRUCTURES OF ANY KIND SHALL NOT BE ERECTED OR MAINTAINED ON THE PARCEL UNLESS THE PARCEL IS COMBINED WITH AN ADJOINING PARCEL CONTAINING A PRIMARY STRUCTURE.
4. THE PARCEL SHALL NOT BE USED TO SATISFY MINIMUM ZONING OR HEALTH CODE REQUIREMENTS FOR THE CONSTRUCTION OR USE OF ANY ADDITIONAL DWELLING UNIT ON THE PARCEL OR ON ANY ADJOINING PARCEL.
5. PROPERTY SHALL NOT BE SUBDIVIDED.

MOTION BY: MRS. GONZALEZ
SECONDED BY: MR. O'LEARY

Mr. Gilleberto stated DPW relayed there are no concerns with selling these parcels.

VOTED: 5-0 (UNANIMOUS)

VOTE TO SELL TOWN OWNED LAND: MAP 78, PARCEL 17, 23 RIVERSIDE DRIVE

Petitioner Steve Carreiro was in attendance. Mr. Gilleberto discloses that although he has not received anything in writing, the abutters on the other side of the parcel have also expressed an interest. Mr. Gilleberto relays that Conservation and the Town Planner have indicated they do not want to sell the lot as it provides access to the river. Mr. Carreiro stated he only needs enough of the parcel to repair his driveway. Mr. Gilleberto advised the Board that Mr. Carreiro could develop an ANR drawn up to acquire only a portion of the parcel, as occurred with Mr. Bonaventura. No action will be taken on this and the vote to sell will have to be re-advertised once an ANR plan is created.

**MINUTES OF THE SELECT BOARD MEETING
MONDAY, FEBRUARY 10, 2020**

VOTE TO SELL TOWN OWNED LAND: MAP 8, PARCEL 224, 13 EDGEWOOD TERRACE

Petitioner Ty Cornwall was in attendance. Mr. Gilleberto states that the Planning Commission objected to the sale of this property because of its affordable housing overlay; the acquisition of 13 Edgewood Terrace would land lock the other 3 affordable housing lots. The Board doesn't want to sell the lot, however they want to help the applicant as he only needs 12 feet of the parcel.

11:05 – Mr. Schultz leaves the room.

Mr. Cornwall was advised to meet with the Town Planner to discuss options.

11:07 – Mr. Schultz returns.

VOTE TO SELL TOWN OWNED LAND: MAP 42, PARCEL 64, 19 BLISS ROAD

Mr. Gilleberto informs the Board that the petitioner was not able to be in attendance and requested the vote to sell this parcel be continued until the next meeting.

MADAM CHAIR, I MOVE TO CONTINUE THE HEARING TO SELL BY AUCTION TOWN OWNED LAND DESIGNATED AS MAP 42, PARCEL 64 LOCATED AT 19 BLISS ROAD TO FEBRUARY 24, 2020 AT 8:00 P.M.

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

VOTE TO SELL TOWN OWNED LAND: MAP 3, PARCEL 23, 1 EXT. REDMOND AVENUE

Petitioner Mr. Magazzo was in attendance. He stated if he does not own both sides of the paper street, he cannot improve the street. Mrs. Manupelli stated a legal analysis is needed before any decisions can be made. Mr. Magazzu withdraws his request. No action is taken by the Board.

VOTE TO SELL TOWN OWNED LAND: MAP 37, PARCEL 10, 0 CEDAR STREET

Mr. Gilleberto states that his understanding from prior conversations is that Mrs. Brogan wants to subdivide her land to create an additional house lot. There was a subdivision plan developed that relied on land from another abutting property owner, however it did not proceed.

MADAM CHAIR, I MOVE TO SELL BY AUCTION TOWN OWNED LAND DESIGNATED AS MAP 37, PARCEL 10 LOCATED AT 0 CEDAR STREET.

MOTION BY: MR. SCHULTZ
SECONDED BY: NONE
MOTION FAILS

**MINUTES OF THE SELECT BOARD MEETING
MONDAY, FEBRUARY 10, 2020**

MINUTES

Mr. Gilleberto states the revised minutes are in the Sharefile meeting folder.

MADAM CHAIR, I MOVE TO APPROVE THE **JANUARY 13, 2020** EXECUTIVE SESSION MINUTES AS REVISED.

MOTION BY: MRS. GONZALEZ
SECONDED BY: MR. WALLNER
VOTED: 5-0 (UNANIMOUS)

MADAM CHAIR, I MOVE TO APPROVE THE **JANUARY 13, 2020** REGULAR SESSION MINUTES AS WRITTEN.

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

MADAM CHAIR, I MOVE TO APPROVE THE **JANUARY 27, 2020** REGULAR SESSION MINUTES AS WRITTEN.

MOTION BY: MRS. GONZALEZ
SECONDED BY: MR. WALLNER
VOTED: 5-0 (UNANIMOUS)

Mr. O'Leary stated he does not recall a statement being said on page 2 of the January 27th, 2020 Executive Session Minutes. He would like to clarify something with the Administration before the Board can approve them. January 27th Executive Session Minutes are tabled.

REVIEW JUNE TOWN MEETING TIMELINE

Mr. Gilleberto reviews the timeline for June Town Meeting (see attached).

There was an issue with a prior appointment that requires correction. MS. Aldrich was appointed twice to the same committee.

VETERANS EVENT COMMITTEE

MADAM CHAIR, I MOVE TO RESCIND THE VOTE FOR THE APPOINTMENT TO THE VETERANS EVENT COMMITTEE FOR AN UNEXPIRED TERM TO EXPIRE DECEMBER 31, 2020.

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

RATIFY NON-UNION PERSONNEL AGREEMENT

MADAM CHAIR, I MOVE TO RATIFY AND SIGN THE MEMORANDUM OF AGREEMENT BETWEEN THE TOWN OF NORTH READING AND THE NON-UNION PERSONNEL GROUP FOR THE PERIOD OF JULY 1, 2019 THROUGH JUNE 30, 2022.

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

**MINUTES OF THE SELECT BOARD MEETING
MONDAY, FEBRUARY 10, 2020**

TOWN ADMINISTRATOR'S REPORT

No Report.

OLD AND NEW BUSINESS

Mr. O'Leary – No comment.

Mr. Wallner – No comment.

Mr. Schultz – No comment.

Mrs. Gonzalez – No comment.

Mrs. Manupelli – No comment.

LEGAL BILLS

KP LAW

MADAM CHAIR, I MOVE TO APPROVE LEGAL BILLS FOR DECEMBER, 2019 IN THE AMOUNT OF **\$9,078.97** AS FOLLOWS:

| | |
|------------------------------------|--------------------|
| KOPELMAN AND PAIGE, P.C. (GENERAL) | \$ 3,794.47 |
| KOPEMAN AND PAIGE, P.C. (LABOR) | \$ 2,905.50 |
| 20 ELM STREET 40B PROJECT | <u>\$ 2,379.00</u> |
| TOTAL | \$ 9,078.97 |

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

FURMAN GREGORY DEPTULA

MADAM CHAIR, I MOVE TO APPROVE PAYMENT OF A \$175,000 RETAINER TO FURMAN, GREGORY, DEPTULA FOR LITIGATION ASSOCIATED WITH THE SECONDARY SCHOOL BUILDING PROJECT.

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

MADAM CHAIR, I MR. O'LEARY MOVE TO ADJOURN.

| | | |
|-----------|----------------|-----|
| SECONDED: | MR. SCHULTZ | |
| VOTED: | MR. O'LEARY | AYE |
| | MRS. GONZALEZ | AYE |
| | MR. SCHULTZ | AYE |
| | MR. WALLNER | AYE |
| | MRS. MANUPELLI | AYE |

VOTE: 5-0 (UNANIMOUS)

ADJOURN: 11:42

DATE

LIANE R. GONZALEZ, CLERK