

**MINUTES OF BOARD OF SELECTMEN MEETING
MONDAY, JUNE 1, 2015**

Chairman Mauceri called the meeting to order at 6:00 p.m. in the Distance Learning Lab at the High School in the presence of members, Mr. Prisco, Mrs. Manupelli, Mr. Yull, Mr. O'Leary, and Town Administrator, Michael Gilleberto.

CALL TO ORDER IN OPEN SESSION

Chairman Mauceri called to order open session at 6:00 p.m.

MINUTES

MR. CHAIRMAN, I MOVE TO APPROVE THE **MAY 11, 2015** REGULAR SESSION MINUTES AS WRITTEN.

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

MR. CHAIRMAN, I MOVE TO APPROVE THE **MAY 11, 2015** EXECUTIVE SESSION MINUTES AS WRITTEN.

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

MR. CHAIRMAN, I MOVE TO APPROVE THE **MAY 18, 2015** REGULAR SESSION MINUTES AS WRITTEN.

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

**REVIEW JUNE TOWN MEETING WARRANT ARTICLES – VOTE
RECOMMENDATIONS**

ARTICLE 1 – FY2015 BUDGET AMENDMENT

MR. CHAIRMAN, I MOVE TO PASS OVER ARTICLE 1 – FY2015 BUDGET AMENDMENT.

MOTION BY: MR. PRISCO
SECONDED BY: MR.O'LEARY
VOTED: 5-0 (UNANAMOUS)

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ARTICLE 12 – PRIOR YEAR BILLS

Mr. Gilleberto informed the Board that prior year bills total \$1,455.00.

MR. CHAIRMAN, I MOVE TO RECOMMEND ARTICLE 12 – PRIOR YEAR BILLS.

MOTION BY: MR. PRISCO
SECONDED BY: MR. YULL
VOTED: 5-0 (UNANAMOUS)

ARTICLE 19 – TRANSFER FUNDS TO SOLID WASTE STABILIZATION FUND

Mr. Gilleberto informed the Board that the amount to be transferred is \$37,500.00.

MR. CHAIRMAN, I MOVE TO RECOMMEND ARTICLE 19 – TRANSFER FUNDS TO SOLID WASTE STABILIZATION FUND.

MOTION BY: MR. OLEARY
SECONDED BY: MR. YULL
VOTED: 5-0 (UNANAMOUS)

ARTICLE 22 – AMEND CODE - GENERAL BYLAWS – JUNK

Mr. O’Leary expressed his concern about this article expanding too much and Mr. Yull concurs.

MR. CHAIRMAN, I MOVE TO RECOMMEND ARTICLE 22 – AMEND CODE - GENERAL BYLAWS - JUNK.

MOTION BY: MRS. MANUPELLI
SECONDED BY: MR. PRISCO
VOTED: 3-2 (MR. O’LEARY AND MR. YULL OPPOSED)

ARTICLE 36 – CITIZENS PETITION: REZONE PARCELS ON PLUFF AVE. AND FAIRWAY ROAD

Mr. Mauceri informed the Board that an ANR Plan was filed with the CPC. Attorney Klein informed the Board that this plan would freeze the zoning on 4 Pluff Ave for 3 years. Mrs. Manupelli inquired about the timing of the filing of the publication of the zoning amendment and about modifying to residential zone and how would it change the 40B status. Mr. Bellevance informed the Board that CPC is in line with Residence B zoning in order for more lots to conform and removing 4 Pluff Ave from the article. Seth Pasakarnis, sponsor of the Petition is against removing 4 Pluff Ave. from the Article. Mr. O’Leary is in favor of Residence B and excluding 4 Pluff Ave. Mr. Mauceri inquired if the Board proposed going to Residence B would it still conform to the Article. Attorney Klein stated Residence B would not be outside of the article. Mr. Prisco addressed Mr. O’Leary regarding the use of the property before they had heavy equipment trucks and asked how it was grandfathered if the operation is different. Mr. O’Leary stated it was busier, however, according to the Building Inspector, everything conforms. Mr. Prisco would like to see an egress onto Main Street not Pluff Ave. Mr. Yull inquired about the equipment on the property and was told they can have it there but not use it there.

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Mr. Mauceri suggested the Board propose excluding 4 Pluff Ave. from the petition. Mr. Prisco commented he would vote against this amendment because based on the ANR plan he is grandfathered in, if they vote against the amendment he wants things on 4 Pluff Ave figured out so it will not be used as 299 Main Street is. Mr. O'Leary questioned why create a non-conforming lot. Mr. Yull inquired if the School can change the bus stop location, the residents informed the Board that they have been unsuccessful with their request. Mr. Mauceri stated that the Board will make a recommendation when they get to Town Floor. Mr. Pasakonis inquired if the Board has the power to remove 4 Pluff Ave. from the Article as it would destroy the article they put forward. Mr. O'Leary explained that reducing the scope is keeping within the "four corners", if the scope is less, it is acceptable.

ARTICLE 15 – BOND REAPPROPRIATION

Awaiting the return of Attorney Klein who left the room, Mrs. Manupelli reads the following:

I, the Clerk of the Board of Selectmen of the Town of North Reading, Massachusetts, certify that at a meeting of the Board held June 1, 2015, of which meeting all members of the Board were duly notified and at which a quorum was present, the following vote was unanimously passed, all of which appears upon the official record of the board in my custody:

**I MOVE TO APPROVE THAT THE MAXIMUM USEFUL LIFE OF THE HOLDER
REPLACEMENT MULTI FUNCTION TRACTOR IS 15 YEARS.**

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

I further certify that the vote was taken at a meeting open to the public, that no vote was taken by secret ballot, that a notice stating the place, date, time and agenda for the meeting (which agenda included the adoption of the above votes) was filed with the Town Clerk and a copy thereof posted in a manner conspicuously visible to the public at all hours in or on the municipal building that the office of the Town Clerk is located, or, if applicable, in accordance with an alternative method of notice prescribed or approved by the Attorney General as set forth in 940 CMR 29.03(2)(b), at least 48 hours, not including Saturdays, Sundays and legal holidays, prior to the time of the meeting and remained so posted at the time of the meeting, that no deliberations or decision in connection with the subject matter of this vote were taken in executive session, all in accordance with G.L. c.30A, §§18-25 as amended.

6:40 – Short Recess

ARTICLE 36 – DISCUSSION CONTINUED

Discussion on Article 36 continues. Attorney Klein returns to confirm that an ANR Plan can be filed up until the time the zoning amendment is passed. If the use of the property is frozen, Mr. Pasakarnis wants Article 36 passed as written, and asked the Board to support Public Safety by supporting the article. Petitioners Mr. Kushakji, and Mr. Bodoin expressed their support of the Article. Mr. Mauceri asked if the Board was ready to take a position. Mrs. Manupelli would

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move to recommend with the amendment for Residential B and without removing 4 Pluff Ave. Mr. Prisco would be in support of that. Mr. O'Leary expressed his concern about the Strategic Plan to build up business in Town. Mr. Prisco feels that this type of business will not add to the beautification of Route 28.

MR. CHAIRMAN, I MOVE TO RECOMMEND ARTICLE 36 – CITIZENS PETITION: WITH THE AMENDMENT FOR RESIDENCE B TO REZONE PARCELS ON PLUFF AVE. AND FAIRWAY ROAD.

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

MR. CHAIRMAN, I MRS. MANUPELLI, at 6:58 PM, MOVE TO RECONVENE TO TOWN MEETING FLOOR.

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

VOTE: 5-0 (UNANAMOUS)

RECONVENE ON TOWN MEETING FLOOR: 7:25

Article 36 was amended on the Town Meeting Floor.

MR. CHAIRMAN, I MOVE TO RECOMMEND ARTICLE 36 – CITIZENS PETITION: WITH THE AMENDMENT TO REMOVE 4 PLUFF AVE FROM THE PROPOSED REZONED DISTRICT.

MOTION BY: MR. O'LEARY
SECONDED BY: MR. YULL
VOTED: 3-2 (MR. PRISCO AND MRS. MANUPELLI OPPOSED)

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MR. CHAIRMAN, I MOVE RECOMMEND THE MAIN MOTION AS AMENDED UNDER ARTICLE 36 BY DELETING “4 PLUFF AVENUE (MAP 12, PARCEL 127)” FROM THE LIST OF PARCELS TO BE RE-ZONED BY SAID ARTICLE, SO AS TO LEAVE “4 PLUFF AVENUE (MAP 12, PARCEL 127)” WITHIN THE EXISTING HIGHWAY BUSINESS (HB) ZONING DISTRICT.

MOTION BY: MR. O’LEARY
SECONDED BY: MR. MAUCERI
VOTED: 5-0 (UNANAMOUS)

ADJOURN: 10:15

DATE

KATHRYN MANUPELLI, CLERK