

**MINUTES OF BOARD OF SELECTMEN MEETING
TUESDAY, JANUARY 3, 2017**

Chairman Mauceri called the meeting to order at 7:36 p.m. in Room 14 at the Town Hall in the presence of members Mr. Prisco, Mr. Yull, Mr. O'Leary, and Town Administrator, Michael Gilleberto. Mrs. Manupelli was not present at the start of the meeting.

CALL TO ORDER OPEN SESSION

Chairman Mauceri called to order the open session at 7:36 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.

PUBLIC COMMENT

None.

INTRODUCE NEW DEPARTMENT HEADS: DPW AND HUMAN RESOURCES DIRECTORS

Mr. Gilleberto introduced DPW Director Andrew Lafferty and Human Resource Director, Robert Collins. Both were invited to address the audience regarding their past employment experience.

PUBLIC HEARING: SET TOWN MEETING DATES

Chairman Mauceri reads Public Hearing Notice. Mr. Veno of 11 Rock Street asked the Board to consider changing the day of Town Meeting to a Saturday to accommodate the elderly.

Chairman Mauceri informed Mr. Veno that changing the day would require a Charter change.

Town Meeting would have to approve the change then the legislature would need to approve the vote from Town Meeting. Mr. Yull responded that a Special Town Meeting can be held on a Saturday and including the elderly would be a worthwhile cause.

7:54 – Public Hearing closes.

MR. CHAIRMAN, IN ACCORDANCE WITH THE TOWN OF NORTH READING CHARTER 2-4-1, I MOVE TO SET THE DATES FOR THE 2017 TOWN MEETINGS AS FOLLOWS:

JUNE 5, 2017
OCTOBER 2, 2017

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

VOTE TO RATIFY NORTH READING ADMINISTRATIVE STAFF CONTRACT

Mr. Gilleberto summarizes the contract for the audience and thanks the bargaining team for their cooperation. He also thanks Mrs. Manupelli and Mr. Mauceri for their assistance.

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MR. CHAIRMAN, I MOVE TO RATIFY THE MEMORANDUM OF AGREEMENT BETWEEN THE TOWN OF NORTH READING AND THE NORTH READING ADMINISTRATIVE STAFF FOR THE PERIOD OF JULY 1, 2015 THROUGH JUNE 30, 2018.

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

JOINT MEETING: COMMUNITY PLANNING COMMISSION AND ECONOMIC DEVELOPMENT COMMITTEE – RECEIVE RECOMMENDATION FOR 104 LOWELL ROAD/J.T. BERRY PROPERTY

Mr. Sean Delaney gives the Economic Development Committee's (EDC) evaluation summary of the proposals received for 104 Lowell Road and their recommendations. The majority of the EDC members recommends Pulte Homes Scenario One for \$30 Million Dollars for 450 age-restricted units for 55 years of age or older. Chairman Mauceri expressed his concern regarding the impact 1000 new residents would have on public safety. He further relayed that the Elder Service Director was concerned about providing an additional level of service based on the Town's budget. Mr. Prisco stated that the Town invested in the Advanced Life Support Business, and although the ambulance calls may increase the revenue will also increase. He further stated that a portion the 3.3 Million Dollars that will be generated annually could go towards addressing the Town's need for increased services.

8:12 – Mrs. Manupelli arrives

Marci Bailey of 21 Duane Drive addressed the Board inquiring if there was an opportunity to negotiate with Pulte Homes for a small portion of the housing units to be affordable housing. Mr. Gilleberto responded that modifications to the proposals cannot be done because such modifications are prohibited under state procurement law.

Discussion was had regarding the need for a West Side fire station and more affordable housing.

Jane Tamlyn-Hayden of 20 Swan Pond Road addressed the Board regarding her disappointment with the EDC's recommendation. She would have preferred the Fore Kicks Proposal in hopes of bringing more people into town to help existing businesses. Mr. Bellavance addressed the Board regarding his support of the Fore Kicks proposal as it would have created jobs, would have brought more people into town, and would have no impact on town services.

Discussion was had regarding the desire for the submitted proposals to have a mixed use component. Chairman Mauceri stated that the EDC recommendation is best as it will give the Town the resources to finance Concord Street for commercial development. Mr. Prisco stated that 102 Lowell Road still needs to be sold. Mr. Delaney responded that the EDC will come up with an RFP for 102 Lowell Road after the Board decides which proposal they want to go with for 104 Lowell Road. Mr. Prisco asked CPC members for a decision on which proposal they recommend. Mr. O'Leary would like to find out if there is an affordable housing aspect that can be negotiated for, he asked the Board to look at this aspect before making a decision on the recommendation. CPC indicated they are 3-2 in favor

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of EDC's recommendation. Mrs. Manupelli does not want to negotiate for the affordable housing aspect of the proposal because it could compromise the state procurement process

Rita Mullin, 29 Abbott Road addressed the Board stating that the Town would be able to take the profits from the sale of 104 Lowell Road and build affordable housing. Mr. O'Leary stated he is in favor of the motion, but wants to look at the affordable housing aspect.

MR. CHAIRMAN, I MOVE TO ACCEPT THE RECOMMENDATION OF THE ECONOMIC DEVELOPMENT COMMITTEE TO PROCEED WITH PULTE HOMES OF NEW ENGLAND'S PROPOSAL SCENARIO #1.

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

9:22 – 5 minute break

9:28 – Reconvene

CAS FOUNDATION PRESENTATION AND DISCUSS MEDICAL/RECREATIONAL MARIJUANA

Bert Vining, COO, and Jayne Vining, Founder of the CAS Foundation addressed the Board regarding their desire to build a Medical Marijuana facility on Concord Street.

- It would be run like a medical facility with security;
- Will not grow marijuana in town;
- Looking for a letter of non-opposition;
- Host community receives a fee of between 3 and 4% of gross revenues;

Mr. Yull stated that there is too much to learn to become knowledgeable enough to give them a decision before their application expires in early February. Mr. Prisco stated that he will never be in agreement with recreational marijuana but agrees with medical marijuana and wants to keep recreational marijuana out of North Reading. Mr. O'Leary stated under current law, if there is a medical license granted in a town, a recreational license may need to be granted. Mr. Vining responded that they would apply for the recreational license and not use it.

Joe Venio of 11 Rock Street addressed the Board regarding his concern about potential robberies in the area of the dispensary. Mrs. Manupelli inquired about state regulations for security.

10:29 – Mr. Prisco leaves the room.

Mrs. Manupelli inquired about the source of funding for the CAS Foundation. Mr. Vining responded that CD Services, a for-profit company, operates the dispensaries.

10:31 – Mr. Prisco returns.

Jane Tamlyn-Hayden, 20 Swan Pond Road addressed the Board in support of the dispensary. Rita Mullin, 29 Abbott Road addressed the Board requesting an opportunity for the CIT to meet with the

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CAS Foundation and other community groups to further discuss the dispensary. Chairman Mauceri stated that the dispensary will be further discussed at the next Board of Selectmen meeting.

VOTE TO CALL SPECIAL TOWN MEETING

A Special Town Meeting will be necessary to take further action on 104 Lowell Road. Mr. Prisco suggested March 6, 2017. Mr. Yull would like the meeting to be held on a Saturday. Marci Bailey of 21 Duane Drive notified the Board of a Theater activity at the High School on March 4, 2017. Saturday dates will be explored and a date for Special Town Meeting will be discussed at the next Board of Selectmen Meeting. Mrs. Manupelli informed that Board she will not be attending the next Board of Selectmen Meeting and has no preference for the Special Town Meeting to take place on a Saturday or Monday.

DISCUSS PROPOSED PIPELINE TAX

Mr. Yull informed the Board that there is a push to bring back the pipeline tax for discussion and vote in the legislature. He stated a pipeline tax should not be added to electric bills. Mr. Yull composed a letter to legislature opposing the pipeline tax, and expressing his belief that it is inappropriate to force someone to pay for something they do not use. Chairman Mauceri is in favor of the original letter because of the environmental component.

MR. CHAIRMAN, I MOVE TO HAVE THE CHAIRMAN SIGN A COMMUNICATION TO THE STATE LEGISLATURE INDICATING OUR POSITION THAT WE ARE OPPOSED TO ANY PIPELINE TAX AS WRITTEN IN THE FIRST LETTER.

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

MINUTES

Chairman Mauceri relayed to the Board that he supported a change in the Executive Session Minutes of March 28, 2016 and immediately regretted it.

MR. CHAIRMAN, I MOVE TO APPROVE THE MARCH 28, 2016 EXECUTIVE SESSION MINUTES AS WRITTEN.

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

MR. CHAIRMAN, I MOVE TO APPROVE THE MARCH 28, 2016 EXECUTIVE SESSION MINUTES AS RECORDED BY THE CLERK OF OUR BOARD AS ORIGINALLY WRITTEN BY THE RECORDING SECRETARY.

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

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MR. CHAIRMAN, I MOVE TO APPROVE THE SEPTEMBER 19, 2016 EXECUTIVE SESSION MINUTES AS WRITTEN.

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

TOWN ADMINISTRATOR'S REPORT

Topics Discussed: The December 23, 2016 Code Red call about trash collection, informed the public that Civil Service and MWRA Home rule petitions are before the Governor to be signed.

OLD AND NEW BUSINESS

MR. O'LEARY

Acknowledged the passing of his former elementary school teacher, Patricia Parrott and sent condolences to the family.

MR. PRISCO

No Comment.

MR. YULL

Wished all a happy, prosperous 2017.

MRS. MANUPELLI

Wished all a Happy New Year and is looking forward to working with everyone.

MR. MAUCERI

Wished all a Happy New Year, mentioned the MMA Annual Meeting coming up and the Financial Planning meeting on Friday.

Mr. O'Leary stated that a formal request is being made for the athletic facility/restrooms at the High School Field. He would like it on the Warrant.

MR. CHAIRMAN, I MR. PRISCO MOVE TO ADJOURN

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

VOTE: 5-0 (UNANAMOUS)

ADJOURN: 11:11 p.m.

DATE

KATHRYN MANUPELLI, CLERK