

**MINUTES OF BOARD OF SELECTMEN MEETING  
MONDAY, AUGUST 21, 2017**

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Chairman Prisco called the meeting to order at 7:24 p.m. in Room 14 at the Town Hall in the presence of members Mr. Mauceri, Mr. Schultz, Mrs. Manupelli, Mr. O'Leary, and Town Administrator, Michael Gilleberto.

**CALL TO ORDER OPEN SESSION**

Chairman Prisco called to order the open session at 7:24 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**

Bill Griffin of 2 Cedar Street addressed the Board regarding racism across the country and the attack of a Muslim woman by a North Reading man. He would like to work with others to help address the issue. Mr. O'Leary responded in agreement with Mr. Griffin, gave his opinion about the President, and added that it is a nonpartisan issue and people need to make their feelings known to local and national officials. Mr. Schultz responded that Mr. O'Leary was not speaking for the Board, that the Board is nonpartisan, and everyone is entitled to their own opinion.

**ONE DAY WINE AND MALT BEVERAGE LICENSE: SAINT THERESA CHURCH**

Applicant, Janet Tyndell was in attendance to answer questions from the Board.

MR. CHAIRMAN, I MOVE TO GRANT A ONE DAY WINE AND MALT BEVERAGE LICENSE TO SAINT THERESA CHURCH, 63 WINTER STREET FOR AN EVENT TO BE HELD ON SEPTEMBER 23, 2017 BETWEEN THE HOURS OF 4:00 P.M. TO 9:00 P.M. SUBJECT TO ALL REGULATORY DEPARTMENT REQUIREMENTS.

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

**MEET WITH AUDITORS TO REVIEW FY2016 FINANCIALS**

Dick Hingston was in attendance to review the FY16 Financials and give recommendations. The Board was emailed the Financial Statements along with the Accountants Report. Discussion was had regarding Ambulance Abatements and collection methods. Mr. Schultz recommended reporting uncollectables to Credit Boards. Mr. Prisco inquired about taking Identification when someone is transported. He recommended the Fire Chief and/or Comstar come to a meeting to discuss their procedures. Mr. Prisco stated that internal changes need to take place.

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**8:03 - VOTE TO SELL TOWN OWNED LAND MAP 42, PARCEL 128 – 8 DEVENS ROAD-  
PUBLIC HEARING CONTINUED FROM JULY 24, 2017**

Mr. Gilleberto asked the Board if they want the lot to be developed; this will determine the restrictions on the property. It was the consensus of the Board not to have the parcel developed. Discussion was had regarding selling this parcel through an RFP process to allow for the ability to fine tune the restrictions.

MR. CHAIRMAN, I MOVE TO CONTINUE THE PUBLIC HEARING TO SELL TOWN OWNED LAND, MAP 42, PARCEL 128, 8 DEVENS ROAD UNTIL TUESDAY, SEPTEMBER 5, 2017 AT 8:00 P.M.

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

**VOTE TO SELL TOWN OWNED LAND (PUBLIC HEARING CONTINUED FROM JULY 24,  
2017)**

**MAP 26, PARCEL 77 – 17R FRANCIS STREET**

8:24 Public Hearing Closes.

Mrs. Manupelli inquired about including the assessed value of the property in the minimum bid price. Mr. O’Leary responded that the ultimate goal is to get the property back on the tax rolls. Dan Mills, 5 Greenmeadow Drive said “It doesn’t make sense to just give it away”.

MR. CHAIRMAN, I MOVE TO SELL BY AUCTION TOWN OWNED LAND DESIGNATED AS MAP 26, PARCEL 77 LOCATED AT 17R FRANCIS STREET, IN ACCORDANCE WITH MGL CHAPTER 60, SECTION 77B AT A MINIMUM BID PRICE TO COVER ALL THE FEES. BUYER TO PAY ALL FEES, COSTS AND EXPENSES ASSOCIATED WITH THE CONVEYANCE SUBJECT TO THE FOLLOWING RESTRICTION (S):

1. NOT BE USED IN AND OF ITSELF AS A SEPARATE BUILDING LOT.
2. THE PREMISES SHALL NOT BE USED TO SATISFY MINIMUM ZONING OR HEALTH CODE REQUIREMENTS FOR THE CONSTRUCTION ON OR USE OF ANY BUILDING ON ADJOINING LAND.
3. NO BUILDING OR OTHER STRUCTURE OF ANY KIND SHALL BE ERECTED OR MAINTAINED ON THE PREMISES UNLESS THE PREMISES IS COMBINED WITH ADJOINING AND SAID ADJOINING LAND ALREADY MEETS THE MINIMUM REQUIREMENTS OF THE TOWN OF NORTH READING FOR A SEPARATE BUILDING LOT.
4. TO WAIVE THE PROVISIONS OF MGL CHAPTER 40A, SECTION 6 PURSUANT TO ITS NINTH PARAGRAPH.

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

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**DISCUSS PROPOSED SOCIAL HOST GENERAL BY-LAW**

Youth Services Director, Amy Luckiewicz informed the Board that the CIT has proposed this bylaw and asked the Board to consider sponsoring it for the October Town Meeting. Ms. Luckiewicz stated that names and addresses of those providing alcohol to minors will appear in the police blotter of the Transcript. Transcript Editor, Maureen Doherty, stated that names only go into the paper after an arrest, not a summons. Mr. Prisco inquired if awareness and acceptance will be part of the bylaw. Mr. Schultz expressed his concern regarding violation of civil liberties. Mr. Prisco would like the Police Chief to attend the next BoS meeting to further discuss.

**REVIEW OCTOBER TOWN MEETING ARTICLES [taken up after discussion of the MWRA/Reading/Andover agenda item]**

Due to the late hour, this agenda item will be taken up at the September 5, 2017 BoS Meeting.

**UPDATE ON MWRA/READING/ANDOVER WATER DISCUSSIONS**

Mr. Mauceri gave a Power Point Presentation outlining MWRA versus Andover for the Town's water supply. Water Superintendent, Mark Clark, DWP Director, Andrew Lafferty, Town Engineer, Mike Soraghan, and Wright Pearce Consultant, Rob Williamson were in attendance.

- Mr. Mauceri – The Town has spent approximately 2.4 Million Dollars on MWRA thus far, he would like to put a hold on capital expenditures to provide the Town time to work out a formal proposal with Andover.
- Mr. O'Leary – If the Town puts off construction the costs will increase.
- Mr. Schultz – Wants to see something more solid from Andover. There is a lack of commercial development in town because there is no sewer. The main objective is to get sewerage on Concord Street; it's the key to all the Towns growth. It is time to move on from Andover.
- Mrs. Manupelli – The Town needs to continue discussions with Andover and doesn't think the Town should go off the path they are on.
- Mr. Prisco – already made a decision, discussions with Andover should be over.
- Andrew Lafferty – Rate is the big impact long term, the Town should continue discussions with Andover.
- Mr. Prisco – Why didn't Andover take a formal vote on the proposal?
- Mr. Schultz – has a trust issue with Andover. The Town would be a business partner with MWRA and a customer with Andover.

MR. CHAIRMAN, I MOVE THAT THE TOWN DISCONTINUE NEGOTIATIONS FOR AN EXTENSION TO THE AGREEMENT WITH ANDOVER TO PROVIDE WATER TO NORTH READING SO THAT THE TOWN CAN FOCUS ITS COMMITMENT ON FUTURE INTERCONNECTION WITH THE MWRA WATER SYSTEM.

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

- Mr. Mauceri – suggests holding off on capital expenditures in Reading
- Don Kelliher, 3 Sandspur Lane, - It would be a disservice not looking further into Andover after seeing the power point presentation.
- Marci Bail, 21 Duane Drive – Asks the Board for more consideration to the Andover proposal.
- Mr. Schultz withdraws his motion; Mrs. Manupelli withdraws her second of the motion.

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- Mrs. Manupelli – Determine a guideline so Andover knows the Town’s deadline. Wants clear directives.
- Mr. Prisco – Andover has to have some responsibility for the money the Town has put into the MWRA efforts.
- Dan Mills, 5 Greenmeadow Drive – It would be a reasonable action of the Board to explore the Andover proposal.
- Mr. Prisco – wants back-up data on the long term health of the Merrimac River.

**9 MILL STREET – VOTE TO EXTEND LICENSE AGREEMENT**

11:25 – Mr. Schultz recuses himself as he is the Attorney representing the Occupants, and leaves the room.

The Occupants have requested an extension of the License Agreement. The Neal’s informed Mr. Gilleberto that they have found a new house. The Board requested to see a signed Purchase and Sale Agreement. Mr. Gilleberto informed the Board that no additional extensions will be granted.

MR. CHAIRMAN, I MOVE TO EXTEND THE TERM OF THE USE AND OCCUPANCY AND LICENSE AGREEMENT FOR 9 MILL STREET DATED JANUARY 26, 2017 BY AND BETWEEN THE TOWN AND PETER NEAL AND MARY NEAL UNTIL DECEMBER 31, 2017, ON THE CONDITION THAT THE LICENSEES HAVE PAID IN FULL ANY AND ALL SUMS DUE UNDER THE LICENSE AND ARE OTHERWISE IN COMPLIANCE WITH THE TERMS OF THE LICENSE AND THAT THE FORM OF SUCH EXTENSION BE APPROVED AS TO FORM BY TOWN COUNSEL.

MOTION BY: MRS. MANUPELLI  
SECONDED BY: MR. O’LEARY  
VOTED: 4-0 (UNANIMOUS) (MR. SCHULTZ RECUSED)

11:31 – Mr. Schultz rejoins the meeting

**MINUTES**

MR. CHAIRMAN, I MOVE TO APPROVE THE JULY 24, 2017 REGULAR SESSION MINUTES AS WRITTEN.

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

MR. CHAIRMAN, I MOVE TO APPROVE THE JULY 24, 2017 EXECUTIVE SESSION MINUTES AS WRITTEN.

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

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**AMEND VOTE FROM JULY 24<sup>TH</sup> - LEGAL BILLS FOR MAY AND JUNE**

Mr. Gilleberto informed the Board that the motion from the July 24<sup>th</sup> BoS meeting only reflected the dollar amounts for the June invoice.

MR. CHAIRMAN, I MOVE TO RECIND THE VOTE OF JULY 24, 2017 AND TO APPROVE THE MAY AND JUNE LEGAL BILLS AS FOLLOWS:

MAY :	KOPELMAN AND PAIGE, P.C. (GENERAL)	\$4,999.66
	KOPEMAN AND PAIGE, P.C. (LABOR)	<u>555.00</u>
	TOTAL	\$5,554.66
JUNE:	KOPELMAN AND PAIGE, P.C. (GENERAL)	\$7,496.35
	KOPEMAN AND PAIGE, P.C. (LABOR)	<u>481.00</u>
	TOTAL	\$7,977.35

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

**104 LOWELL ROAD – VOTE TO APPROVE EXTENSION OF DUE DILIGENCE PERIOD**

MR. CHAIRMAN, I MOVE TO AUTHORIZE THE CHAIRMAN TO EXTEND THE REVIEW PERIOD SET FORTH IN SECTION 25(B) OF THE PURCHASE AND SALE AGREEMENT BETWEEN THE TOWN OF NORTH READING AND PULTE HOMES TO NO LATER THAN SEPTEMBER 20, 2017 AT 6:00 P.M.

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

**TOWN ADMINISTRATOR'S REPORT**

See Attached. Topics discussed:

- Seasonal Water Use Restrictions;
- MIIA Rewards Program and the Town's Insurance Credits for participation;
- Roadway reclamation updates;
- Economic Development Updates provided to the Lieutenant Governor;
- Library roof completed today;
- Surrounding communities did not receive CPC's notice regarding zoning articles for June Town Meeting; awaiting guidance from AG.
- Martin's Pond remains closed, will be retested by the end of the week;
- Welcomes new employee Paula Berry, Assessing Department;
- DPW Director will be reviewing trash collecting contracts.

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**OLD AND NEW BUSINESS**

Mr. O'Leary:

- Great to have Transcript Editor Maureen Doherty back;
- Would like to find out from DCR, the status of a deed that was not conveyed in the 90's regarding the property on Darrell Drive that accesses Harold Parker State Forest;
- Groundbreaking for Kenny Field Restroom will be in mid-September and the unit delivered in January or February.

Mr. Mauceri:

- Hillview Golf Tournament in October.

Mr. Schultz:

- Congratulated High School Graduates and wished them well heading off to College.

Mrs. Manupelli:

- Fire Department Crew was great dealing with down wires in her neighborhood.

Mr. Prisco:

- Attended RMLD's new generator ribbon cutting ceremony with Mr. Gilleberto and Mr. O'Leary;
- Wished College bound kids good luck;
- Veterans dinner on September 24<sup>th</sup>

**ADJOURN**

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 (UNANIMOUS)

ADJOURN: 11:53 p.m.

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DATE

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ANDREW SCHULTZ, CLERK