

**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, SEPTEMBER 7, 2022**

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Chair Manupelli called the meeting to order at 8:48 p.m. via in person and remote participation. Participating members were Ms. Gonzalez, Mr. Wallner, Mr. Stuto, and Town Administrator, Michael Gilleberto. Mr. O'Leary was absent.

**EXECUTIVE SESSION**

MOTION BY:	MR. WALLNER	
SECONDED BY:	MRS. GONZALEZ	
VOTED BY:	MR. STUTO	AYE
	MRS. GONZALEZ	AYE
	MR. WALLNER	AYE
	MR. O'LEARY	ABSENT
	MRS. MANUPELLI	AYE

VOTE: 4-0 1-ABSENT

Members recite the Pledge of Allegiance.

**First order of business. Fall Annual (October) Town Meeting, Review/Discuss Submitted Articles, Vote Warrant Article Recommendations, Vote to Sign Town Meeting Warrant**

Chair Manupelli reported that Mr. O'Leary was present for the executive session but was not available to open session. She thinks they should hold off on voting until he is present.

Mr. Gilleberto stated that the printer warrant needed to be submitted by the next morning. Most of the articles are routine. This annual Town Meeting will take place on Monday, October 3, 2022 in the North Reading High School gymnasium. There are 14 article and no changes were made by town council.

Chair Manupelli said residents can join the next meeting even through Zoom to comment on the articles.

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**ARTICLE 1 – HEAR AND ACT ON REPORTS OF TOWN OFFICIERS AND COMMITTEES**

MADAM CHAIR, I MOVE TO RECOMMEND ARTICLE 1 – HEAR AND ACT ON REPORTS OF TOWN OFFICIERS AND COMMITTEES

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

VOTED BY:	MR. STUTO	AYE
	MRS. GONZALEZ	AYE
	MR. WALLNER	AYE
	MR. O'LEARY	ABSENT
	MRS. MANUPELLI	AYE

VOTE: 4-0 1-ABSENT

**ARTICLE 2 – PRIOR YEAR BILLS**

MADAM CHAIR, I MOVE TO RECOMMEND AT TOWN MEETING ARTICLE 2 – PRIOR YEAR BILLS.

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

VOTED BY:	MR. STUTO	AYE
	MRS. GONZALEZ	AYE
	MR. WALLNER	AYE
	MR. O'LEARY	ABSENT
	MRS. MANUPELLI	AYE

VOTE: 4-0 1-ABSENT

**ARTICLE 3 –APPROPRIATE MONEY TO THE STABILIZATION FUND**

MADAM CHAIR, I MOVE TO RECOMMEND AT TOWN MEETING ARTICLE 3 –APPROPRIATE MONEY TO THE STABILIZATION FUND.

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

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VOTED BY:	MR. STUTO	AYE
	MRS. GONZALEZ	AYE
	MR. WALLNER	AYE
	MR. O'LEARY	ABSENT
	MRS. MANUPELLI	AYE

VOTE: 4-0 1-ABSENT

**ARTICLE 4 –APPROPRIATE MONEY TO THE CAPITAL IMPROVEMENT STABILIZATION FUND**

MADAM CHAIR, I MOVE TO RECOMMEND ARTICLE 4 –APPROPRIATE MONEY TO THE CAPITAL IMPROVEMENT STABILIZATION FUND.

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

VOTED BY:	MR. STUTO	AYE
	MRS. GONZALEZ	AYE
	MR. WALLNER	AYE
	MR. O'LEARY	ABSENT
	MRS. MANUPELLI	AYE

VOTE: 4-0 1-ABSENT

**ARTICLE 5 – APPROPRIATE MONEY TO THE SOLID WASTE STABILIZATION FUND**

MADAM CHAIR, I MOVE TO RECOMMEND AT TOWN MEETING ARTICLE 5 - APPROPRIATE MONEY TO THE SOLID WASTE STABILIZATION FUND.

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

VOTED BY:	MR. STUTO	AYE
	MRS. GONZALEZ	AYE
	MR. WALLNER	AYE
	MR. O'LEARY	ABSENT
	MRS. MANUPELLI	AYE

VOTE: 4-0 1-ABSENT

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**ARTICLE 6 – APPROPRIATE MONEY TO PARTICIPATING FUNDING ARRANGEMENT FUND**

MADAM CHAIR, I MOVE TO RECOMMEND ARTICLE 6- APPROPRIATE MONEY TO THE PARTICIPATING FUNDING ARRANGEMENT FUND.

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

VOTED BY:	MR. STUTO	AYE
	MRS. GONZALEZ	AYE
	MR. WALLNER	AYE
	MR. O'LEARY	ABSENT
	MRS. MANUPELLI	AYE

VOTE: 4-0 1-ABSENT

**ARTICLE 7 – AMEND FY2023 OPERATING BUDGET**

MADAM CHAIR, I MOVE TO RECOMMEND AT TOWN MEETING ARTICLE 7 – AMEND FY2023 OPERATING BUDGET.

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

VOTED BY:	MR. STUTO	AYE
	MRS. GONZALEZ	AYE
	MR. WALLNER	AYE
	MR. O'LEARY	ABSENT
	MRS. MANUPELLI	AYE

VOTE: 4-0 1-ABSENT

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**ARTICLE 8 – RESCIND AUTHORIZATIONS TO BORROW**

MADAM CHAIR, I MOVE TO RECOMMEND AT TOWN MEETING ARTICLE 8 – RESCIND AUTHORIZATIONS TO BORROW.

MOTION BY:	MR. WALLNER	
SECONDED BY:	MRS. GONZALEZ	
VOTED BY:	MR. STUTO	AYE
	MRS. GONZALEZ	AYE
	MR. WALLNER	AYE
	MR. O’LEARY	ABSENT
	MRS. MANUPELLI	AYE

VOTE: 4-0 1-ABSENT

**ARTICLE 9 – AMEND FY2023 CAPITAL BUDGET**

MADAM CHAIR, I MOVE TO RECOMMEND AT TOWN MEETING ARTICLE 9 – AMEND FY2023 CAPITAL BUDGET.

MOTION BY:	MR. WALLNER	
SECONDED BY:	MRS. GONZALEZ	
VOTED BY:	MR. STUTO	AYE
	MRS. GONZALEZ	AYE
	MR. WALLNER	AYE
	MR. O’LEARY	ABSENT
	MRS. MANUPELLI	AYE

VOTE: 4-0 1-ABSENT

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**ARTICLE 10 – APPROPRIATE MONEY FOR LEGAL EXPENSES-SECONDARY SCHOOL  
BUILDING LITIGATION**

MADAM CHAIR, I MOVE TO RECOMMEND AT TOWN MEETING ARTICLE 10 - APPROPRIATE MONEY FOR LEGAL EXPENSES-SECONDARY SCHOOL BUILDING LITIGATION.

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

VOTED BY:	MR. STUTO	AYE
	MRS. GONZALEZ	AYE
	MR. WALLNER	AYE
	MR. O'LEARY	ABSENT
	MRS. MANUPELLI	AYE

VOTE: 4-0 1-ABSENT

**ARTICLE 11 – APPROPRIATE MONEY FOR LEGAL EXPENSES-20 ELM STREET  
LITIGATION**

MADAM CHAIR, I MOVE TO RECOMMEND AT TOWN MEETING ARTICLE 11 - APPROPRIATE MONEY FOR LEGAL EXPENSES-20 ELM STREET LITIGATION

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

VOTED BY:	MR. STUTO	AYE
	MRS. GONZALEZ	AYE
	MR. WALLNER	AYE
	MR. O'LEARY	ABSENT
	MRS. MANUPELLI	AYE

VOTE: 4-0 1-ABSENT

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**ARTICLE 12 – APPROPRIATE MONEY FOR FACILITIES MASTER PLAN**

Mr. Gilleberto said this article is at the recommendation of the Facilities Master Plan requesting funding for completion of the Master Plan. This was funded originally in October 2017.

Abigail Hurlbut said they are looking for \$20K from free cash.

MADAM CHAIR, I MOVE TO RECOMMEND ARTICLE 12 - APPROPRIATE MONEY FOR FACILITIES MASTER PLAN

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

VOTED BY:	MR. STUTO	AYE
	MRS. GONZALEZ	AYE
	MR. WALLNER	AYE
	MR. O'LEARY	ABSENT
	MRS. MANUPELLI	AYE

VOTE: 4-0 1-ABSENT

**ARTICLE 13 – APPROPRIATE MONEY FOR FIRE STATION SCHEMATIC DESIGN**

Chair Manupelli said this is a top priority.

Facilities Master Plan voted for \$300K from free cash.

MADAM CHAIR, I MOVE TO RECOMMEND ARTICLE 13 - APPROPRIATE MONEY FOR FIRE STATION SCHEMATIC DESIGN

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

VOTED BY:	MR. STUTO	AYE
	MRS. GONZALEZ	AYE
	MR. WALLNER	AYE
	MR. O'LEARY	ABSENT
	MRS. MANUPELLI	AYE

VOTE: 4-0 1-ABSENT

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**ARTICLE 14 – APPROPRIATE MONEY FOR WETLAND DELINEATION ON TOWN-OWNED  
LAND LOCATED WITHIN AFFORDABLE HOUSING ZONING OVERLAY DISTRICT (57  
HAVERHILL STREET, 44-46 OAKDALE ROAD, AND 7 ST. THERESA’S STREET)**

Ms. Gonzalez added she met with the CPC and that the wish is to have this article be a joint CPC/Select Board.

Chair Manupelli said a few meetings ago they had to passed over 3 affordable housing parcels to get info as we should know the information on the land by a survey prior and what can be built. There is a need to get money for the surveys.

Ms. Gonzalez said the last time it looked like they were not in unison but that they all wanted affordable housing.

Chair Manupelli added that the Haverhill St. residents had a safety issue concern with that parcel.

Mr. Wallner asked if the article was enough to cover the wetland organizations.

Mr. Gilleberto said he believes so.

MADAM CHAIR, I MOVE TO RECOMMEND ARTICLE 14 - APPROPRIATE MONEY FOR WETLAND DELINEATION ON TOWN-OWNED LAND LOCATED WITHIN AFFORDABLE HOUSING ZONING OVERLAY DISTRICT (57 HAVERHILL STREET, 44-46 OAKDALE ROAD, AND 7 ST. THERESA’S STREET)

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

VOTED BY:	MR. STUTO	AYE
	MRS. GONZALEZ	AYE
	MR. WALLNER	AYE
	MR. O’LEARY	ABSENT
	MRS. MANUPELLI	AYE

VOTE: 4-0 1-ABSENT



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Mr. Gilleberto added that there is a correction to #12 & #13 from being sponsored by the Select Board to Facilities Master Plan.

**SIGN OCTOBER TOWN MEETING WARRANT**

MADAM CHAIR, I MOVE TO SIGN THE OCTOBER 3, 2022 TOWN MEETING WARRANT.

MOTION BY:	MR. WALLNER	
SECONDED BY:	MRS. GONZALEZ	
VOTED BY:	MR. STUTO	AYE
	MRS. GONZALEZ	AYE
	MR. WALLNER	AYE
	MR. O'LEARY	ABSENT
	MRS. MANUPELLI	AYE

VOTE: 4-0 1-ABSENT

**Next order of business. Martin's Landing "Local Action Units" (LAU) Application, Vote to Authorize Chair to Sign**

Mr. Gilleberto said that the Zoning Boards of Appeals had been provided feedback that we would like to see affordable housing units as part of their additional development on the site of Martin's Landing and construct 52 additional units and 8 units were supposed to be affordable. This agreement would be allowing these unit to be added to the affordable housing inventory once constructed and have a perpetual affordability restriction. This would fulfilling what the Zoning Boards of Appeals started a year and a half ago.

Chair Manupelli said that they were really specific about the percentage of units coming on board being 15 affordable. 8 is not 15% of that number.

Mr. Gilleberto said he would have to go back and look but this was a special permit that was granted and called for 8 units. He further clarified the total unit and the breakdown.

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MADAM CHAIR, I MOVE TO APROVE AND AUTHORIZE THE CHAIR TO SIGN THE MARTIN'S  
LANDING REVISED LOCAL ACTION UNITS APPLICATION.

MOTION BY:	MR. WALLNER	
SECONDED BY:	MRS. GONZALEZ	
VOTED BY:	MR. STUTO	AYE
	MRS. GONZALEZ	AYE
	MR. WALLNER	AYE
	MR. O'LEARY	ABSENT
	MRS. MANUPELLI	AYE

VOTE: 4-0 1-ABSENT

**Next order of business. Show Cause Hearing – Smokes and Snacks D/B/A Lucky Mart, Vote to Amend Continued Hearing Date**

At the July 11<sup>th</sup> meeting, the Board voted to hold a hearing on September 26<sup>th</sup> but the later scheduled the second meeting in September for Wednesday, September 28<sup>th</sup>. While we anticipate that the transfer approved by the Select Board at the August 8<sup>th</sup> meeting will be approved by the ABCC soon, this is a corrective action that is recommended to ensure there is no procedural issue should the hearing actually need to occur. The licensee was notified of the issue in July.

MADAM CHAIR, I MOVE TO AMEND THE CONTINUED SHOW CAUSE HEARING DATE FOR  
SMOKES AND SNACKS, INC. D/B/A ROUTE 28 LUCKY MART FROM MONDAY, SEPTEMBER  
26<sup>TH</sup> TO WEDNESDAY, SEPTEMBER 28<sup>TH</sup>.

MOTION BY:	MR. WALLNER	
SECONDED BY:	MRS. GONZALEZ	
VOTED BY:	MR. STUTO	AYE
	MRS. GONZALEZ	AYE
	MR. WALLNER	AYE
	MR. O'LEARY	ABSENT
	MRS. MANUPELLI	AYE

VOTE: 4-0 1-ABSENT

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**Next order of business.        Select Date for Wastewater Workshop Meeting**

Dates were discussed. A decision was decided on Friday, September 16<sup>th</sup> at 8:00 a.m. and will be about 3 hours. They will reach out to ask Mr. O'Leary if that works for him.

**Next order of business.        Memorandum of Agreement with North Reading Superior Officers Association, Vote to Ratify and Sign**

MADAM CHAIR, I MOVE TO RATIFY AND SIGN THE MEMORANDUM OF AGREEMENT BETWEEN THE TOWN OF NORTH READING AND THE NORTH READING SUPERIOR OFFICERS ASSOCIATION FOR THE TERM EFFECTIVE JULY 1, 2022 THROUGH JUNE 30, 2025.

MOTION BY:	MR. WALLNER	
SECONDED BY:	MRS. GONZALEZ	
 VOTED BY:	MR. STUTO	AYE
	MRS. GONZALEZ	AYE
	MR. WALLNER	NAY
	MR. O'LEARY	ABSENT
	MRS. MANUPELLI	AYE

VOTE: 3-1 PASSED 1-ABSENT

**Next order of business.        Public Comment**

None.

**Next order of business.        Appointment: Process Serving Constable**

Mr. Gilleberto said they received an application for a 4<sup>th</sup> constable as they currently have 3 and after reviewing the application he would recommend.

Ms. Gonzalez said that after due diligence there are no issues recorded and recommended.

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MADAM CHAIR, I MOVE TO PLACE IN NOMINATION THE FOLLOWING NAME FOR APPOINTMENT AS PROCESS SERVING CONSTABLE TO EXPIRE DECEMBER 31, 2022:

-GABRIELE MONGIELLO

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

VOTED BY:	MR. STUTO	GABRIELE MONGIELLO
	MRS. GONZALEZ	GABRIELE MONGIELLO
	MR. WALLNER	GABRIELE MONGIELLO
	MR. O'LEARY	ABSENT
	MRS. MANUPELLI	GABRIELE MONGIELLO

VOTE: 4-0 1-ABSENT

**Next order of business. Legal Bills**

MADAM CHAIR, I MOVE TO APPROVE LEGAL BILLS FOR JULY, 2022 IN THE AMOUNT OF \$2,187.55 AS FOLLOWS:

GENERAL	\$ 1,782.55
LABOR	<u>\$ 405.00</u>
TOTAL	\$ 2,187.55

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

VOTED BY:	MR. STUTO	AYE
	MRS. GONZALEZ	AYE
	MR. WALLNER	AYE
	MR. O'LEARY	ABSENT
	MRS. MANUPELLI	AYE

VOTE: 4-0 1-ABSENT

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**Next order of business.      TOWN ADMINISTRATOR REPORT**

Mr. Gilleberto wanted to inform that there will be a road closure up by Harold Parker due to filming. There will be resident access only. See the letter in the Select Board packet. Secondly, the Board of Health continues to facilitate vaccination clinics conducted by a third party contractor. At the next clinic on September 10<sup>th</sup> they will have the updated version of the vaccine. Please check the Board of Health website for more information for registration. Lastly, they have been contacted by JRM who are advising they will need to modify their collection schedule in the hopes of being able to better serve the town. Mr. Gilleberto hopes to have more information at the September 28<sup>th</sup>. They proposed a multiday/specific day to finish the route. They will designate specific parts of town for certain days in the hopes of finishing a route on time.

Chair Manupelli asked why it is hard for them to finish in one day.

Mr. Gilleberto said the wait time at the disposable plant is weighing into them being able to complete the whole town in one day. The other issue they are looking to spread-out the days with all communities they serve. Lastly they have been bought out by Republic a nationwide company. They will be making some adjustments but will continue to provide services here in the Town of North Reading. JRM indicated to them that they were seriously considering selling over 2 years ago. We did not want to see a change but understand why it is happening.

Chair Manupelli asked if he knew how many days they may be changing to.

Mr. Gilleberto answered that will be up for discussion depending what they propose-more to come.

Chair Manupelli said that a lot of people are complaining about this issue.

Ms. Gonzalez said it is statewide issue.

Chair Manupelli added that they voted on those bags and the roll out of that aspect of collection and the other requirements for the rest of the changes, when that will take place and when can they give the public proper notice.

Mr. Gilleberto said the September 28<sup>th</sup> meeting will have an update on that. There was a lack of supply to get the bags printed from the supplier. It is on the radar.

Mr. Wallner commented as the liaison for recycling group and he said in his neighborhood people are putting out 2 barrels plus extra bags and JRM are picking up everything. He has a meeting with that group at the end of September and wants to ask if they are not going to push the limit of barrels until they have the bags.

The consensus was to wait until they have the bags.

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Chair Manupelli does not think they should wait. She thinks they should let people know that the change is coming. There are new requirements under the DEP and people have to know about it ahead of time.

Mr. Wallner said it's a behavior change and will take time.

Chair Manupelli added that the website is not updated with the correct information as it is from 2020. It should have the expected modifications on the website now. It is confusing for people. It needs to be put out there so people can ask questions now.

Mr. Wallner said there is already a rule of 2 barrels and that is not being followed.

Chair Manupelli added that a mailing should go out and absolutely update the website.

Mr. Gilleberto updated the household hazardous waste day is October 15, 2022 from 9:00 a.m. to Noon at the DPW facility on Chestnut St.

Ms. Deborah Pascale-170 Elm Street wanted to add that a lot of people she has spoken to about the mattress and textiles not being picked up as of November 1<sup>st</sup> all think it is our town and don't understand it's a statewide regulation. She thinks we need to put that out there that it goes beyond this town and it's a whole state issue. She added that people put out as many barrels as they want and they just don't care. They could do a better job.

Mr. Gilleberto said they did put out a mailer in the last trash bill and people should have a flyer about this.

**Next order of business.**        **BOARD MEMEBER REPORTS**

Mr. Wallner said he finished the RFP for Swan Pond and will give to Mr. Gilleberto.

Chair Manupelli asked Mr. Wallner about the Martin's Pond Dredging.

Mr. Wallner said the committee is doing a survey of that now and will come to the Select Board when completed. They are getting the pros and cons together. The recent work they have completed has really done a great job at the pond. He said that the money to assist the pond was tied into the aqua funds- he thinks.

Mr. Gilleberto said that should be an eligible use.

Chair Manupelli said we should take care of that resource

Ms. Gonzalez said when she was at the CPC meeting Bruce Wheeler was there and he made some little changes but he would be going forward very soon to submit. She was happy to see that.

Mr. O'Leary-absent

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Mr. Wallner said that on the tax committee aspect. He will be going though on how to get the word out and how to modify the website in a clear way. Planning to use Lexington site as a model.

Mr. Stuto -None

Chair Manupelli expressed a congratulations and welcome back to Mr. Stuto

**Next order of business.            OLD AND NEW BUSINESS**

Mr. Stuto see Board Member Report  
Ms. Gonzalez see Board Member Report  
Mr. O'Leary see Board Member Report  
Mr. Wallner see Board Member Report  
Chair Manupelli see Board Member Report

**Last order of business.            ADJOURN**

MADAM CHAIR, I MOVE TO ADJOURN.

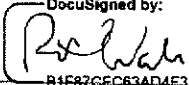
MOTION BY:	MR. WALLNER
SECONDED BY:	MRS. GONZALEZ

VOTED BY:	MR. STUTO	AYE
	MRS. GONZALEZ	AYE
	MR. WALLNER	AYE
	MR. O'LEARY	ABSENT
	MRS. MANUPELLI	AYE

VOTE: 4-0 1-ABSENT

ADJOURN: 9:53 P.M.

\_\_\_\_\_  
DATE

DocuSigned by:  
  
B1F87GFC63AD4F2  
\_\_\_\_\_  
RICHARD WALLNER, CLERK