

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

Vice-Chair Mr. Stuto called the meeting to order at 7:06 p.m. via in person and remote participation at the NORTH READING MIDDLE/HIGH SCHOOL, Distant Learning Lab, 189 PARK STREET.

Participating members were Ms. Gonzalez, Mr. Wallner, Mr. O'Leary and Town Administrator, Michael Gilleberto. Chair Manupelli was absent.

No Executive session.

Members recite the Pledge of Allegiance.

Next order of business. Legal Bills

MADAM CHAIR, I MOVE TO APPROVE LEGAL BILLS FOR SEPTEMBER, 2022 IN THE AMOUNT OF \$5,578.48 AS FOLLOWS:

GENERAL	\$ 4,003.48
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LABOR	<u>\$ 1,575.00</u>
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TOTAL	\$ 5,578.48
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MOTION BY:	MR. WALLNER
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SECONDED BY:	MR. O'LEARY
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VOTED BY:	MR. STUTO	AYE
	MRS. GONZALEZ	AYE
	MR. WALLNER	AYE
	MR. O'LEARY	AYE
	MRS. MANUPELLI	ABSENT

VOTE: 4-0 1-ABSENT

Next order of business. TOWN ADMINISTRATOR REPORT

Mr. Gilleberto said there has been a delay in the "Pay As You Throw" Program as of today 11/7/22 above and beyond two (2) 50# barrels one need to buy a PAYT Bag. There will be a soft roll out this week. Republic will put stickers on barrels that are nonconforming. We will expect residents be more compliant by next week. Secondly, the trash billing will be going out in a few days. The administration has had

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discussions with Republic about credits to be passed on to residents. Republic has heard our concerns and will credit on the next set of bills.

Next order of business. Appointments: Veterans Event Committee

MADAM CHAIR, I MOVE TO PLACE IN NOMINATION THE FOLLOWING NAMES FOR APPOINTMENT/REAPPOINTMENT AS MEMBERS OF THE VETERANS EVENT COMMITTEE FOR TERMS TO EXPIRE.

RICHARD STRATTON- DECEMBER 31, 2025

MICHELLE REID – DECEMBER 31, 2024

DAN MAHONEY -DECEMBER 31, 2024

ARTHUR COLE – DECEMBER 31, 2023

MOTION BY: MR. WALLNER

SECONDED BY: MR. O'LEARY

VOTED BY:	MR. STUTO	RICHARD STRATTON, MICHELLE REID, DAN MAHONEY & ARTHUR COLE
	MRS. GONZALEZ	RICHARD STRATTON, MICHELLE REID, DAN MAHONEY & ARTHUR COLE
	MR. WALLNER	RICHARD STRATTON, MICHELLE REID, DAN MAHONEY & ARTHUR COLE
	MR. O'LEARY	RICHARD STRATTON, MICHELLE REID, DAN MAHONEY & ARTHUR COLE
	MRS. MANUPELLI	ABSENT

VOTE: 4-0 1-ABSENT

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MADAM CHAIR, I MOVE TO PLACE IN NOMINATION THE FOLLOWING NAME FOR APPOINTMENT AS AN ASSOCIATE MEMBER OF THE VETERANS EVENT COMMITTEE FOR A TERM TO EXPIRE AS FOLLOWS:

DEBORAH ALDRICH- DECEMBER 31, 2025

MOTION BY: MR. WALLNER
SECONDED BY: MR. O'LEARY

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

VOTE: 4-0 1-ABSENT

Next order of business. Minutes

There are extensive sets to review and approve. The intention is to bring them to the November 21st meeting for approval.

Next order of business. Proclamation: Veterans Day

MADAM CHAIR, I MOVE TO PROCLAIM FRIDAY, NOVEMBER 11, 2022 AS VETERANS DAY IN NORTH READING, AND TO READ THE ATTACHED PROCLAMATION.

MOTION BY: MR. WALLNER
SECONDED BY: MR. O'LEARY

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

VOTE: 4-0 1-ABSENT

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Vice-Chair Mr. Stuto read the proclamation and signed it.

Director of Veterans Services, Sue Magner joined the meeting and wanted to give accolades to her Administrative Assistant, Catherine McGloughlin who put the Proclamation together and did a great job. There will be a full venue for the Veteran's Day event. Senator Tarr will present the Massachusetts Metal of Liberty to the Richardson Family. Robert Richardson was KIA in Korea in 1951. There will be Purple Heart Veteran stories & presentation of pins to families. The National Guard and the Marine Corps will be coming in. There is a dinner on the 17th and tickets are still available at no charge.

The Select Board members thanked Ms. Magner. She also added there is a Mason breakfast Sunday the 13th.

Mr. Stuto added he hopes that the young people attend and understand as a generation removed from warfare that our veterans deserve respect for the many things they have done for us all.

Next order of business. Water/Wastewater Update

Joseph Parisi presented a PowerPoint slideshow for November 7th. It is meant to fill in from what they heard from their outreach. They delayed the Special Town Meeting to allow for more time to coincide & incorporate feedback from the community. They are investigating other financing, conducting additional outreach and then will proceed with a final decision.

Mr. Wallner asked what the timeline is.

Joseph Parisi answered that because of the recent updates they need a little more time but are going to stick to the February 22.

Mr. Wallner asked if it runs concurrent with the new goal.

Joseph Parisi said that the design can start.

Ms. Gonzalez thinks it's the right move as they got a lot of feedback and they are trying to make people as happy as possible.

Mr. O'Leary wanted to say that MassDOT is driving the timeline. They are trying to get prepared for that timeline. They need more time to get a good financial plan to make it happen. They have met with 400 residents and an additional 80 emails and they have been generous with their responses. We are listening and want to reassure there are no conclusion of any financial plan and they need more feedback. Direct Abutters feedback. The Spring Town Meeting they hope to come back with a new plan and final design.

Mr. Stuto added it's a blessing to have more time to bring a more palatable plan. They want this feedback and will amend the plan based on feedback.

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Abigail Hurlbut said that MassDOT is only a small piece near Merrimack College as our pipe will go way past that.

Joseph Parisi answered that rt.25 to rt.125 to rt.114 to Lawrence.

Mr. O'Leary said the overall most cost effective route is the MassDOT route.

Mr. Stuto added all comments are taken seriously.

Amy DiChiara-24 Fieldcrest Terr.- She thanked the Select Board for listening to comments as this has been stressful. First, they have done an abutters list and they notify all abutters why not a full town wide mailing to let everyone know about these meetings because there were many that were not aware of these public hearings or these informational sessions. Secondly, there is a lot of conversations that gone on from some of our elected officials that have told people that they think that people don't want change in North Reading. She does not think that the opposition to this project had anything to do with changes. She thinks it had to do with the cost of the project and the financial stress its going to put on people. She has lived in town her whole life and is not afraid of change and she knows many people who are not but it is the cost of this project is just outrageous.

Paul Denaro, 402 Park Street asked if there has been any discussion on issuing Municipal Bonds.

Mr. Stuto answered that yes they would need to do that. For example, if all opted in to pay all at once all that would do would be to take care of portion allocated to the abutters. The Town of North Reading would have to borrow.

Mr. Denaro had an AD that was posted in the Town of North Reading transcript about the upcoming meetings. He is not sure is there was a printer error but he cannot read it. (He handed in the AD) He thinks there should be a certain standard of typeface and put in a certain place in the paper because he could not read it and he would not of known about this meeting is someone did not put a flyer in his mailbox. He thinks everyone should have a good opportunity to come to the meetings. It kind of looks like you don't want to tell people about it and you don't want that. You are representing the town and you don't want that. He is concerned about his neighbors and himself first. He is retired and on a fixed income.

Mr. Gilleberto answered that the AD was an EDC event on Wednesday the 9th that was postponed. Maureen at the transcript said that will not happen in the future.

Sony Campagna, 37 Spruce Road asked if there is any commitments from Hotels or businesses.

Mr. Stuto said not but he can tell you that from past experience with other projects with the CPC development of such business were not coming unless we have sewer.

Mr. O'Leary added that 3 private developers have approached him if this moves forward. In order to get grant money we need private developers to sign on. It's been status quo for 25 years. No development and Town of North Reading needs to consider to decide to move forward or pause.

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Mr. Chris Hayden- Chair of the CPC added some background. Over the years they have had several large companies (National Brand Restaurants) that were interested in coming to the Town of North Reading. They were ready to go and do their due diligence and when they were told there was no sewer department the CPC did not hear from them again. They have also looked at putting in a \$3Million mini plant that would take care of waste. But the study showed we do not have enough residents to support a lot of business on Main Street. Main Street has a lot of small lots and a lot wetlands that are all septic and the land can't hold septic in those areas. The CPC supports the sewer project for these reasons. It will help Main Street and also Concord St. The Concord St. Parking lot is all Septic and could be a new business if the was sewer. There is a lot of opportunity if we get real sewer. There is also the North St possibility to tie in the developments there.

Ralph Simard, 90 Park Street, He has a concerned about the dollars and cents, tax revenue etc. He is looking for the growth that the towns potentially looking to take in. He thinks that needs to be keyed upon and hit on. The mention of a commercial restaurant let's see if we can get them if they are willing to make a commitment if we did have (sewer). The concern of friends and residents he talks to is the overburden it will put on the town. Concord Street has viable businesses that employ people. It might not bring in the huge dollars and cents. If you go down rt.28 there are a lot of small businesses on smaller lots. Dog Grooming and a Veterinary office, convenience stores and the place for the kid's birthday parties. His biggest concern is if they get the sewer they are going to wipe out all those small mom and pop places and put condos. We are going to tax this town for the maintenance from the road, the DPW, the school department, the Fire Department, the Police Department to an extent we can't even fathom. Due to the small lots you would be only able to put a 20 units there but with a sewer you put in 150 units. The taxation burden that will put on all our amenities here will be overwhelming. The open-endedness is really hurting, confusing and scaring people.

Mr. Stuto replied he would love to see "if they build it they will come" and if he can't deliver he will be asked why it did not happened. We are the only town from the New Hampshire boarder to Boston that does not have sewer on rt.28. They have the increased tax revenue from the sewer data. As for existing business he cannot speak to it.

Mr. Denaro added that Town of North Reading is a Cottage Community and elsewhere has businesses.

Mr. Stuto said he thought that Ms. DiChiara said that that people did not wants change.

Mr. Denaro answered that yes they want change, they want change in their pockets.

Mr. Simard wanted to go apples to apples. Middleton & Lynnfield does not have sewer. Marketplace in Lynnfield is on septic.

Mr. Stuto said from rt. 28 in NH to Boston we are the only ones without sewer.

Ms. DiChiara asked the Select Board to explain the approval process.

Mr. Stuto & Mr. O'Leary answered that.

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Ms. DiChiara again asked the question based on her notes on how it could go.

Mr. O'Leary clarified for her.

Mr. Denaro said he does not think they can succeed unless they get the people who are not abutters to vote. The non-abutters are not going to pay a thing.

Mr. O'Leary said that is not true they will pay 48%

Mr. Denaro is speaking of the upfront investment and has not been told the ROI is except maybe a Hotel downtown. It comes down to no taxation without representation.

Mr. Stuto and Mr. O'Leary added some feedback.

Justine Batchelder, 378 Park St. said that they only have until February to hook up to the rt114 connection and is that correct.

Mr. O'Leary the February date is the date to comply with the project engineers. The bid packets will be separate bids for Town of North Reading. Bid options can be pulled back at any time.

Michael Ciampolillo, 240 North St, wants to know if all information hearing will be mailed out in the future as they did not know about them.

Mr. Gilleberto said first and foremost in regard to the Town Meeting itself where the project would be pending approval by the voters at a 2/3rd vote. The warrant or the agenda for that meeting is mailed to every residence at least 14 days prior to the meeting. The mailing usually has information about a warrant article hearing that the Select Board usually holds a week or two before the Town Meeting. As Joseph Parisi said there would be notices mailed to the abutters.

Mr. Ciampolillo asked in terms of the ROI and having to dig into your home equity with the current proposal isn't the best option. He is just curious was that plan reviewed by the Select Board before this was proposed- did anyone think this was not the best idea to charge this much money to the residents or is it just something you just threw at us and for us to give you an option back.

Mr. O'Leary replied that the subcommittee met with consultant and looked at how other communities handles a newly made model for consideration and to stimulate input. The subcommittee raised concerns about the dollar amount to specific property owners and the hardships that it would cause and the ROI. They have stated before in these meeting specifically there won't be a change of use for the condominium owners property owners going forward right now. Redevelopment of other commercial spaces and maybe some of the single-family homes along the route but not all of them have the potential for a change of use. They are concerned and it is a fairness issue that's why we are looking at it and postponing the date. We are going to come back with a better plan.

Mr. Stuto added if your signed up for the reverse 9-1-1 on code red you will also get notified.

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Caroline Gattuso, 238 North St. added there was a comment made about taxation and it equated taxing with the rights of trans folks and she wanted to express her disappointment in the board that no one acknowledged that that happened and that's not acceptable to me and not acceptable to the community.

Mr. O'Leary said point is well taken.

Adam Austin, 42 Main Street, Unit 4, Audio was not working.

Mr. Campagna asked what the number is of actual abutters is.

Joseph Parisi replied there are a number of residential and commercial but the majority is residential. He would need to search his files for exact numbers.

Mr. Campagna asked the Select Board if any of them are abutters.

Mr. Stuto said no, Mr. O'Leary has a brother with property abutting the project, Mr. Wallner's wife has a condo on rt. 28 he will be when Martins Pond phase happens and Ms. Gonzalez works for a business abutter.

Adam Austin, 42 Main Street, Unit 4, asked how effects the Kleinfelder report.

Mr. O'Leary answered that that the Select Board needs to make some policy decisions and it would delay.

Mr. Stuto said delay based on the feedback.

Ms. DiChiara asked if they would have to recuse themselves from voting.

Mr. Stuto said no.

Mr. Simard asked has the town thought about keeping this in town with a smaller treatment plant.

Mr. Hayden said yes but that once you treat it you have to remove it and there is not enough room to do that.

Cherie Pothier, 236 North St. asked if the finance committee has approved this.

Mr. O'Leary said no there is nothing to approve yet.

Ms. Pothier then asked if they support it.

Abigail Hurlbut answered that the committee has discussed the project and they have the same kinds of concerns that many of the residents have. They are waiting to find out what the Select Board was going to do, what it will do to the tax rate and opt out options from the finance committee standpoint and more importantly what it would do to our bonding capacity and our ability to go forward with other infrastructure projects as yet. The finance committee has not taken a stance.

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Mr. Stuto thanked everyone for their comments and time. Bare with us as you can see no comment was too small. There will be a lot more meetings.

Next order of business. **Public Comment**

None

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

Mr. O'Leary said congratulations to Town of North Reading girl's football. They won.

Mr. Wallner none

Mr. Stuto said voting day is tomorrow and is from 7:00 am to 8:00 pm at St. Theresa's

Ms. Gonzalez said that there is Veterans Day event on the 11th at the common and a dinner on the 17th. The EDC meeting at the Hillview was cancelled as they were not ready yet to present. They will reschedule when ready.

Chair Manupelli absent

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: MR. O'LEARY

VOTED BY: MR. STUTO AYE

 MRS. GONZALEZ AYE

 MR. WALLNER AYE

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MR. O'LEARY
MRS. MANUPELLI

AYE
ABSENT

VOTE: 4-0 1-ABSENT

ADJOURN: 8:40 P.M.
1/24/2023

DATE

DocuSigned by:

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RICHARD WALLNER, CLERK