

**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, NOVEMBER 21, 2022**

Chair Manupelli called the meeting to order at 7:16 p.m. via in person and remote participation. Participating members were Ms. Gonzalez, Mr. Wallner, Mr. Stuto, Mr. O'Leary and Town Administrator, Michael Gilleberto.

**EXECUTIVE SESSION**

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	AYE

VOTE: 5-0

Members recite the Pledge of Allegiance.

**Next order of business. Introduce New Director of Elder Services / Senior Center**

Mr. Gilleberto welcomed new Elder Services Director, Kim Manzelli. She is a former COA member and was active in the age friendly initiative. She has an RN background and we are excited to have her here. Lillian Hartman, Dan Greenberg, Kathrine McCabe Scott and Sharon Kelliher and we all recognize Sherri Greer & Sue Tilton for keeping the place going in a really difficult time. They did a fantastic job and Mr. Gilleberto presented flowers to Sherri Greer who was present.

The Select Board welcomed Kim Manzelli.

Kim Manzelli said Thank you.

**Next order of business. Review Proposed MBTA Communities Action Plan**

Danielle McKnight offered a Proposed Action plan PowerPoint.

A short discussion proceeded. Danielle McKnight asked for a consensus.

Mr. O'Leary, Mr. Wallner, Ms. Gonzalez, Mr. Stuto & Chair Manupelli 5-0 consensus.

**Next order of business. Public Comment**

Adam Austin, 42 Main Street commented on the upcoming Wastewater project. He knows things are changing and we will not be voting on December 5<sup>th</sup> as was expected. On several occasions he has asked for access to the data used to come up with some of the basic figures in the proposal. He knows that we have spent a few million dollars in having a study done. We have not seen the study as it has not been published yet. He has been told the public can access the data so we can analyze the project. On 4 or 5 different occasions he has asked for the data. He's been told to send email to the Public Works Wastewater email. He

**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, NOVEMBER 21, 2022**

has done that on several occasions. He has not received a response. He would like an update on when the public can have access to the data.

Mr. Gilleberto said the short answer in there is a Wastewater working group and it's not a public meeting but the planning staff is meeting tomorrow morning to discuss your request. As he has told Mr. Austin the issue is of privacy that goes along with the individual water usage in the context of a larger document. There are public documents that are related to water usage it asks for as part of the closing of a sale but to have it centralized in one spot, have it readily available and try to figure out how manage that is the issue. He thinks they have made some progress on that and he expects they will be able to respond to him next week.

Mr. Austin, Thank you.

Chair Manupelli asked if the feasibility study was done yet.

Mr. Gilleberto answered not yet. Kleinfelder is working on a report including the feedback that will be ready to go to Town Meeting. There are new documents on the Wastewater planning webpage since the last discussion.

Mr. O'Leary added some more information.

Mr. Austin added that his is interested in some of the minutia assumptions. He has seen some of the FXM reports that are posted and they are very helpful and it's full of good information. It does not have all the information he is looking for. The FXM report shows that in all of the towns with sewerage the value of condos is lower in sewerage communities than septic communities. Because of the Fairness Clause he's interested in exploring that a bit more because it seems like our property value is going to go down due to the FXM report. He is looking for more info on that as well.

Mr. O'Leary added that when betterments are made on a property people can seek an abatement or question it. We want to make sure the data they are using is correct.

Mr. Stuto caution how much they discuss in the public comment on Wastewater as he does not want a backlash of residents says we did not post Wastewater discussion for this meeting. He appreciated Mr. Austin's commentary.

Chair Manupelli said hopefully the public knows Wastewater and trash have been public discussion for 8-10 years. The Select Board talks at it at every meeting.

**Next order of business. Public Hearing: Mario's Ristorante, 20G Main Street Change of License Type: Common Victualler/Wine and Malt to Common Victualler/All Alcohol**

Chair Manupelli read the Hearing Notice.

Lamie Raisse is the owner of Mario's and would like to transfer their license from Common Victualler/Wine and Malt to a Common Victualler/All Alcohol. They would like to add a bar with 8 seats.

Mr. Gilleberto asked if there will be an alteration of premises.

Ms. Raisse answered that they are just added stools.

Chair Manupelli asked about any construction plans.

Ms. Raisse said they have not hired a contractor yet.

**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, NOVEMBER 21, 2022**

MADAM CHAIR, I MOVE TO APPROVE A CHANGE OF LICENSE TYPE FROM A COMMON VICTUALLER/WINE AND MALT TO A COMMON VICTUALLER/ALL ALCOHOL FOR MARIO'S RISTORANTE/WAYAMA GROUP, LLC, 20-G MAIN STREET SUBJECT TO ALL REGULATORY DEPARTMENTS REQUIREMENTS.

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	AYE

VOTE: 5-0

**Next order of business. Public Hearing: Fiscal Year 2023 Tax Classification**

Chair Manupelli read the Hearing Notice.

Ms. Deb Carbone present a PowerPoint with the annual Tax Classification.

Good evening and welcome to tonight's Annual Classification Hearing. I would like to take a moment and recognize the staff in the Assessor's Office for their hard work dedication throughout the year.

Fiscal year 2023 was an Interim valuation year for the Town. The Interim year adjustment of values were certified by Bureau of Local Assessment to ensure the values are derived utilizing a methodology base of accepted mass appraisal practices, and are supported with current market evidence and are uniformly and equitably applied to all property.

Personal property accounts are reviewed for appropriate listing and valuation of assets along with the cost and depreciation schedules.

The statistics must conform to the Commissioner's minimum standards for certification. The purpose is for measuring the level and uniformity of assessments before and after the Interim Revaluation.

- Timely Value Certification – We received Value and New Growth Certification on October 14, 2022, New Growth certified @ \$1,027,642 The FY 23 Avg. single family home is \$745,319 up from \$659,180
- New Houses = FY 2023 = 12
- Avg. C&I is \$1,173,631 (310 parcels / total C&I value) increase of 7,466,933
- Residential Exemption: Single families less than @ 250K = 2
- Commercial & Industrial Properties under 1 Mill. (DOR) = 67
- Tax Rates for FY 2022

Fiscal Year 2022 for surrounding communities:

	<u>Residential</u>	<u>C&amp;I</u>
--	--------------------	----------------

1. No Andover	13.53	18.73
---------------	-------	-------

**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, NOVEMBER 21, 2022**

2. Reading	13.33	13.55
3. Wilmington	13.03	31.43
4. Middleton	13.25	13.25
5. Lynnfield	11.99	19.32
6. Andover	14.60	29.29

There was some discussion by the Select Board.

MADAME CHAIR, I MOVE TO SELECT A MINIMUM RESIDENTIAL FACTOR OF 1.0 AS  
RECOMMENDED BY THE BOARD OF ASSESSORS

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	AYE

VOTE: 5-0

MADAME CHAIR, I MOVE NOT TO ESTABLISH A RESIDENTIAL EXEMPTION.

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	AYE

VOTE: 5-0

MADAME CHAIR, I MOVE NOT TO ESTABLISH A COMMERCIAL EXEMPTION.

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	AYE

**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, NOVEMBER 21, 2022**

VOTE: 5-0

MADAME CHAIR, I MOVE TO RECOMMEND THE FY2023 PROPERTY TAX LEVY AT \$59,431,101.94 WHICH IS \$6,461.06 LESS THAN THE LEVY LIMIT.

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	AYE

VOTE: 5-0

MADAME CHAIR, I MOVE TO RECOMMEND TO THE BOARD OF ASSESSORS THAT THE FY2023 PROPOSED TAX RATE BE SET AT \$13.99 PER \$1,000.00 OF VALUATION.

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	AYE

VOTE: 5-0

MADAME CHAIR, I MOVE NOT TO ESTABLISH TO OPEN SPACE.

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	AYE

VOTE: 5-0

**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, NOVEMBER 21, 2022**

**Next order of business.                    Transportation Committee/Vote to Establish**

Mr. Gilleberto said there is a draft proposal in the packet the Mr. Wallner and Lillian Hartman have been working on.

Lillian Hartman went over the draft below:

There is hereby established a seven (7) member Transportation Committee to advise the Select Board on matters related to current and future transportation options in the community.

The purposes of the Committee are to advise the BOS and the Town Administrator (TA) on matters of policy related but not limited to:

- Assess transportation needs of residents, including older adults, people with disabilities, school-aged children, and non-drivers. Compile existing data from the North Reading Master Plan 2030 and Age Friendly North Reading, and collect additional data as needed.
- Understand and publicize the current means of transportation available to residents.
- Establish and maintain an ongoing dialogue with transportation providers understand how the Town can work with them;
- Optimize the capacity of current programs to meet resident needs, through collaborative planning with Elder Services, Veterans' Services, and other transportation providers.
- Update the Town of North Reading's contractual agreement with the Merrimack Valley Regional transit Authority (MeVa) to provide Ring and Ride curb-to-curb transit service within and around North Reading for high-priority trips.
- Study best practices and programs from other towns, including regional transportation collaborations, and make recommendations that may better serve our community.
- Work with staff to review options for funding transportation services, and obtain grants in cooperation with other public and private entities.
- Work with State Legislators to identify available funds that could be used to upgrade and expand the Town's transportation options; and to identify regional and state-level policy that could support North Reading residents' access to regional and state transportation systems.
- Advise the Select Board and any other Town departments or official as appropriate, on matters related to transportation in the community.

**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, NOVEMBER 21, 2022**

---

The Committee Shall be made up of seven (7) members (5) voting **appointed by the Select Board/Town Administrator** for the following “initial terms”:

- Two (2) Members with Three (3) Year Terms
  - \*Two (2) Members with Two (2) Year Terms o \*One
  - (1) Member with One (1) Year Term
  - {\*All Subsequent Terms will be Three (3) Year Appointments}*
  - A member of the Select Board, appointed by the Select Board as liaison (non-voting)
  - A member of the Community Planning Commission, appointed by the Community Planning Commission as liaison (non-voting)
- In selecting the Committee membership the **Select Board/Town Administrator** should give consideration (but not limited) to members representing the following interests within the community:
    - Member(s) representing veterans’ interests.
    - Member(s) representing older adults’ interests.
    - Member(s) representing youth interests.
    - Member(s) representing the interests of adults with disabilities.
    - Residents who have expertise in transportation systems, community planning, research, marketing, or other areas of expertise and experience which would assist the community in evaluating transportation options an otherwise carrying out the mission of the Committee.

In addition, Associate Members may be appointed by the **Select Board/Town Administrator** for Three (3) year terms. Associate member positions are Non-Voting.

This Committee shall administratively fall within the Select Board. Town staff, including the Director of Public Services (on an as-needed basis) can be assigned to assist the Transportation Committee with prior approval granted by the Town Administrator.

There was some discussion on how to proceed. The Motion was amended and is reflected in bold. A member of the Select Board, appointed by the Select Board as liaison (**non-voting**) A member of the Community Planning Commission, appointed by the Community Planning Commission as liaison (**non-voting**)

**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, NOVEMBER 21, 2022**

---

MADAM CHAIR I MOVE TO ESTABLISH A TRANSPORTATION COMMITTEE AS OUTLINED IN THE ATTACHED DOCUMENT AS AMENDED.

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	AYE

VOTE: 5-0

**Next order of business. Energy Conservation Committee/Discuss Re-Establishing Committee**

Ms. Gonzalez and Mr. Wallner were looking to revive an 8 year dormant committee.

Mr. Wallner said there is a lot of money out there and many changes available. There is a first draft in the Select Board packet.

Chair Manupelli thinks the Building Commissioner could play a role in this but she is cautious to identify our employees on these committees because they need some downtime too.

Mr. O'Leary thinks the Building Superintendent is the first place to start. We should at least start with our buildings then move toward the town as a whole.

Mr. Gilleberto originally the committee had to do with a successful project of updating lights to compact fluorescent.

Chair Manupelli said we are behind the times if we don't get this going again.

It was decided that Mr. Wallner, Ms. Gonzalez, and Mr. Gilleberto will get together and come back on the December 19<sup>th</sup>.

**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, NOVEMBER 21, 2022**

---

**Next order of business.            Memorandum of Agreement – DPW, Teamsters Local 25/Vote to Ratify**

MADAM CHAIR, I MOVE TO RATIFY AND SIGN THE MEMORANDUM OF AGREEMENT BETWEEN THE TOWN OF NORTH READING AND THE DPW, TEAMSTERS LOCAL 25 FOR THE TERM EFFECTIVE JULY 1, 2021 THROUGH JUNE 30, 2024.

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

VOTE: 5-0

**Next order of business.            Legal Bills**

**FURMAN GREGORY DEPTULA**

MADAM CHAIR, I MOVE TO APPROVE PAYMENT OF INVOICE #11427 DATED NOVEMBER 17, 2022 FOR FURMAN GREGORY DEPTULA IN THE AMOUNT OF \$ 143,811.00.

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	AYE

VOTE: 5-0

**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, NOVEMBER 21, 2022**

---

**JAMS**

MADAM CHAIR, I MOVE TO APPROVE PAYMENT OF INVOICE #6340094 DATED 9/22/2022 FOR JAMS, INC. IN THE AMOUNT OF \$6,111.96.

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	AYE

VOTE: 5-0

**Next order of business. Minutes**

MADAM CHAIR, I MOVE TO APPROVE ALL MINUTES AS WRITTEN AND AMENDED.

July 12, 2021 Regular & Executive

August 16, 2021 Regular & Executive

September 8, 2021 Regular & Executive

September 20, 2021 Regular and Executive Session

October 4, 2021 OTM Regular & Executive Session

November 22, 2021 Regular & Executive Session

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

**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, NOVEMBER 21, 2022**

---

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

VOTE: 5-0

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

Attached please find a report from the Police Department regarding the speed of vehicles on Lakeside Boulevard. The information has been forwarded to the Department of Public Works for further review with a traffic engineer.

The DPW Director and I will be working to amend the agreement with JRM for trash and recycling collection to reflect the assumption of the obligations by Republic, the five day collection schedule, and to secure a credit for costs incurred as a result of delayed and missed pickups in October. The initial responses we received from other vendors indicate that continuing discussions with Republic is more favorable financially, and we continue to see much more reliable performance than we saw in October or even over the last year from JRM.

A reminder the "Pay As You Throw" bags are required for trash in excess of the two 50 gallon barrel limit. Bags may be purchased from the following stores: Christopher's, Ryer's, CVS, Moynihan Lumber, and Reading Lumber. We continue with a soft roll-out of warning people but still collecting the excess trash.

There was discussion on traffic at Lakeside Blvd.

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

Mr. O'Leary said there is a Wastewater meeting tomorrow and they are moving forward. Board of Health is meeting regularly and the Covid numbers are going up again. The clinics are on the website. The Election was well done by Clerk's office and the volunteers. There was also good participation. Ms. Gonzalez and he went to a Thank you dinner at the Hillview. Adilson & Fabiana did a great job. He also wished everyone a Safe and Happy Thanksgiving.

Mr. Wallner said the Commission on Disability is working on a survey to get out to the town. Transportation is part of that as well, it's a five part demographic similar to what you saw before but it will be address the needs of the disabled. The group has done well and they have some great resources. They hope to have it ready by early next year. He went to the CPC meeting and Gerry Noel was there. They were working on

**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, NOVEMBER 21, 2022**

---

the Assessory Dwelling policy and he did a nice job of writing it up. It will come to us in a workshop form to help caretakers or family to stay in a home so a loved one can stay in town. It's the most practical thing to do right now.

Ms. Gonzalez said Veteran's day went well. The dinner was very nice and it was the last time they will have it there. There are town events on Sunday the Town of North Reading tree lighting and the Moose festival of trees.

Mr. Stuto said Happy Thanksgiving.

Chair Manupelli added that the Veterans ceremony was one of the largest ever participated in. Senator Tarr read a citation there was a Liberty award presented as well. She added she is grateful to the Select Board for all their efforts that go sight unseen. She wished all a safe and peaceful Thanksgiving.

Mr. O'Leary said many congratulations to all the fall sports teams and performing arts.

Chair Manupelli added that the Masquers will be performing Pippin on December 3, 4, 9 & 10. It will be an amazing production the kids are so invested in this show so come and see the show.

**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
	MR. O'LEARY	AYE
	MRS. MANUPELLI	AYE

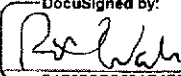
**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, NOVEMBER 21, 2022**

---

VOTE: 5-0

ADJOURN: 9:46 P.M.  
1/24/2023

DATE

DocuSigned by:  
  
81F87CFC83AD4F3  
RICHARD WALLNER, CLERK