

**MINUTES OF THE SELECT BOARD MEETING
MONDAY, NOVEMBER 6, 2023**

Chair Gonzalez returned to open session at 7:06 p.m. via in-person and remote participation. Participating members were, Mr. Stuto, Ms. Manupelli, Mr. Wallner, Mr. O'Leary and Town Administrator, Michael Gilleberto. A full recording of this meeting can be found at <https://www.youtube.com/user/TheNorcam1>

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Routine.

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

Mr. O'Leary congratulated the Board of Health and Health Department for their North Reading Community Health Fair that was held on October 21st. He also referenced the Governor's efforts to make accessory dwelling units a matter of right statewide. He looks forward to meeting with the Community Planning Commission to discuss accessory dwelling units here in North Reading.

Mr. Wallner stated that "The Black and Brown Holiday Market is this Saturday, November 11th from 11:00am to 3:00 pm right here in the town hall. This is the second annual one that we're hosting and it's from the group called The Merrimac Valley Black and Brown Voices. Lillian Hartman our director of Public Services has been working on the transportation and disability survey which we plan to put into the census forms that go out in January. We're still working on a date that works for everyone for the joint meeting with the CPC.

Ms. Manupelli congratulated the Board of Health for the Health Fair and acknowledged the effort to accommodate Haunted Happenings right after it. She looks forward to the joint meeting with the CPC because both the accessory dwelling unit and MBTA communities zoning issues are pending. She reminds everyone to buy their Sponge Bob tickets for the big show that's going to be put on at the high school Friday the 1st at 7 p.m., Saturday the 2nd at 4pm, Friday the 8th at 7:00 p.m., and Saturday the 9th at 4:00 p.m. It's always a good show—bring your kids.

Mr. Wallner asked to add that he saw a recent performance of the marching band and they did a great job. Mr. Owens is doing a fantastic job for our schools.

Ms. Manupelli added that she saw the Middle School students perform recently and Ms. Luster, Mrs. Kane, and Mr. Owens are doing a fantastic job.

Mr. Stuto stated that the Wastewater Project Committee met a few weeks ago. They continue to answer questions and educate and there is an effort underway to gather the additional information requested. Additionally, if there is anything further for the Board to do on the 20 Elm 40B he will let the Board know.

Chair Gonzalez informed the board that Housing Authority Executive Director Aaron Beineke is leaving for another opportunity. She wishes him well as he served the town well. She asked the Veterans Director to speak about the upcoming Veterans Dinner.

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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

Next order of business. Proclamation: North Reading Veterans Month 2023

Sue Magner updated on the Veterans Day Dinner. The Day event at the Senior Center starts at 1:00 PM and Dinner is 5-9:00 PM. Doors open at 4:30PM. Please call her or email at 978-357-5211 or smagner@northreadingma.gov for tickets and more information.

MADAM CHAIR, I MOVE TO PROCLAIM NOVEMBER 2023 AS VETERANS MONTH 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	AYE

VOTE: 5-0 (UNANIMOUS)

Chair Gonzalez reading the proclamation.

Next order of business. Introduce New Youth Services Director

Mr. Gilleberto introduced and welcomed new Youth Services Director Eleanor Richard. Her office is located at the Library off the activity room. She had been here one month but he wanted to publicly introduce her.

Ms. Richard added she is happy to be here.

The Select Board welcomed her.

Next order of business. Class Two Used Car Dealer License Application: 8 Pilgrim Street, Unit 4 (Sasho Stantchev, Applicant)

Mr. O’Leary announced that he has a family member that holds a Class II license and he will be recusing himself @ 7:36 PM.

Mr. Gilleberto informed that he has reviewed the completed application and this license application is similar to one the Select Board approves for Honka in that there is no onsite storage of vehicles. He also consulted with Town Counsel and the Select Board is lawfully able to issue this license per

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Attorney Riley.

In response to Board Member questions, Mr. Stantchev explained that there will be no vehicles parked on site, that he will be operating the business online, and that he will provide a letter of approval from his condominium complex.

MADAM CHAIR, I MOVE TO APPROVE THE CLASS II LICENSE FOR SASHO STANTCHEV SUBJECT TO THE FOLLOWING CONDITIONS: 1. OPERATIONS UNDER THIS LICENSE AT 8 PILGRIM STREET, UNIT 4 SHALL BE LIMITED TO ADMINISTRATIVE OFFICE FUNCTIONS. 2. LICENSEE SHALL FOLLOW ALL CONDITIONS OF THE SPECIAL PERMIT ISSUED BY THE ZONING BOARD OF APPEALS DATED AUGUST 10, 2023 AND FILED WITH THE TOWN CLERK SEPTEMBER 14, 2023.

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

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

VOTE: 4-0 (1-ABSTAINED)

Mr. O'Leary returned to meeting at 7:45PM

Next order of business. Public Hearing: Fiscal Year 2024 Tax Classification

Chair Gonzalez read the Hearing Notice at 7:46 PM.

Town of North Reading Assessor Manager, Debbie Carbone presented this year's FY2024 tax classification PowerPoint presentation.

There was discussion of when the rate could potentially be split. Mrs. Carbone explained that she would probably recommend doing so in increments but we do not have enough commercial tax base to start doing so yet.

There was discussion of state chapter lands.

Chair Gonzalez closed the hearing at 8:25 PM.

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
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MRS. GONZALEZ	AYE
MR. WALLNER	AYE
MR. O'LEARY	AYE
MRS. MANUPELLI	AYE

VOTE: 5-0 (UNANIMOUS)

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 (UNANIMOUS)

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

VOTE: 5-0 (UNANIMOUS)

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MADAM CHAIR, I MOVE NOT TO ESTABLISH AN OPEN SPACE 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 (UNANIMOUS)

Resident Pal Denaro spoke in opposition to splitting the tax rate and in favor of shifting the burden to higher valued homes.

MADAME CHAIR, I MOVE TO RECOMMEND THE FY2024 PROPERTY TAX LEVY AT \$62,236,898 WHICH IS \$38,517.25 LESS THAN THE LEVY LIMIT.

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 (UNANIMOUS)

MADAME CHAIR, I MOVE TO RECOMMEND TO THE BOARD OF ASSESSORS THAT THE FY2024 PROPOSED TAX RATE BE SET AT \$13.21 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

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MRS. MANUPELLI

AYE

VOTE: 5-0 (UNANIMOUS)

Mrs. Carbone added that \$13.21 is the proposed rate that has to go to the Department of Revenue for certification. It is always a proposed tax rate.

Mrs. Carbone reviewed tax relief that is available:

CLAUSE 17E Surviving Spouse, Minor Child, Elderly Person: (Over 70)

CLAUSE 37A Legally Blind Person

CLAUSE 41D Senior Citizen

CLAUSE 41A Tax Deferral

CLAUSE 22 Disabled Veterans CLAUSE 22A, CLAUSE 22B, CLAUSE 22C, CLAUSE 22D, CLAUSE 22E & CLAUSE 22F

She said to contact the Assessors office at 978-357-5221/dcarbone@northreadingma.gov or go to the link <https://www.northreadingma.gov/assessors/pages/exemptions>

Next order of business. Acceptance of Deed for Eaton Circle

Attorney Jill Mann presented and Mr. Gilleberto said that Town Counsel has already reviewed and approved of the deed.

MADAM CHAIR, I MOVED TO ACCEPT AND RECORD A DEED OF THE FEE IN
EATON CIRCLE FROM AAA ASSET REDEVELOPMENT LLC IN THE FORM
PRESENTED TO COMPLETE THE LAYOUT AND ACCEPTANCE OF EATON CIRCLE
AS A PUBLIC TOWN WAY, AND FURTHER TO ACCEPT AND RECORD A
CONFIRMATORY GRANT OF EASEMENTS FROM THE SAME GRANTOR IN THE
FORM PRESENTED CONFIRMING AND CONVEYING TO THE TOWN EASEMENTS
FOR DRAINAGE PURPOSES INCIDENTAL TO THE USE AND MAINTENANCE OF

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EATON CIRCLE AS A PUBLIC WAY AND TO AUTHORIZE THE CHAIR TO SIGN THE
REQUIRED DOCUMENTS.

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

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

VOTE: 5-0 (UNANIMOUS)

Next order of business. **Public Comment**

NONE

Next order of business. **Appointments:**

FIRE STATION BUILDING COMMITTEE

MADAM CHAIR, I MOVE TO APPOINT THE FOLLOWING INDIVIDUALS TO THE FIRE
STATION BUILDING COMMITTEE FOR TERMS TO EXPIRE AS NOTED:

FACILITY MASTER PLAN COMMITTEE MEMBERS

ABIGAIL HURLBUT (FINANCE) THROUGH JUNE 30, 2025

DONALD KELLIHER (CIPC) THROUGH JUNE 30, 2024

TODD WOEKEL (DPW) THROUGH DECEMBER 20, 2024

WARREN PEARCE (CPC) THROUGH MAY 3, 2025

RICH MCGOWAN (SCHOOL) THROUGH MAY 7, 2024

MARK HALL (HISTORIC DISTRICT COMMITTEE) THROUGH
DECEMBER 31, 2023

KATE MANUPELLI (SELECT BOARD) THROUGH MAY 7, 2024

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AND

CHIEF DONALD STATS IN HIS CAPACITY OF FIRE CHIEF
THROUGH JUNE 26, 2025

ERIC PEPPER (FIRE CAPTAIN) UNTIL THE CONCLUSION OF THE
PROJECT.

JON BURT (FIREFIGHTER) UNTIL THE CONCLUSION OF THE
PROJECT.

JOSEPH PARISI IN HIS CAPACITY OF DIRECTOR OF PUBLIC
WORKS THROUGH MAY 12, 2024

MICHAEL GILLEBERTO IN HIS CAPACITY AS TOWN
ADMINISTRATOR THROUGH JUNE 30, 2024

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 (UNANIMOUS)

Next order of business. Legal Bills

MADAM CHAIR, I MOVE TO APPROVE LEGAL BILLS FOR AUGUST, 2023 IN THE
AMOUNT OF \$17,722.50 AS FOLLOWS:

GENERAL	\$ 12,921.50
LABOR	\$ 940.00
20 ELM STREET	<u>\$ 3,861.00</u>
TOTAL	\$17,722.50

MOTION BY: MR. WALLNER

SECONDED BY: MR. STUTO

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

VOTE: 5-0 (UNANIMOUS)

There was discussion of approximately \$10,000 in legal expenses associated with the dangerous dog.

MADAM CHAIR, I MOVE TO APPROVE LEGAL BILLS FOR SEPTEMBER, 2023 IN THE AMOUNT OF \$22,687.48 AS FOLLOWS:

GENERAL	\$ 22,170.48
LABOR	<u>\$ 517.00</u>
TOTAL	\$ 22,687.48

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 (UNANIMOUS)

Next order of business. Meeting Minutes

Tabled

Next order of business. Town Administrator Report

Mr. Gilleberto reported: A public info session will meet next Monday, November 13th at 7:30 pm in the Library Activity Room for a design that has been submitted for Haverhill/Chestnut Streets. He hopes to have an update at a December Select Board meeting on the North/Central & Haverhill/ Chestnut street final designs so that DPW can begin bidding.

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Last order of business. ADJOURN

MADAM CHAIR, I MOVE TO ADJOURN.

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

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

VOTE: 5-0 (UNANIMOUS)

ADJOURN: 9:07 p.m.

DATE



RICHARD WALLNER, CLERK