

**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, MARCH 4, 2024**

Chair Gonzalez called the meeting to order at 7:45 p.m. for open session via Hybrid participation. Participating members were Ms. Manupelli, Mr. Wallner, Mr. Stuto, Mr. O'Leary and Town Administrator, Michael Gilleberto. A full recording of this meeting can be found at <https://www.youtube.com/user/TheNorcam1>

MADAM CHAIR, I MOVE TO ENTER INTO EXECUTIVE SESSION FOR THE FOLLOWING PURPOSE:

SUBSECTION 3 - TO DISCUSS STRATEGY WITH RESPECT TO COLLECTIVE BARGAINING IF THE CHAIR DECLARES THAT AN OPEN MEETING MAY HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE TOWN (HEALTH INSURANCE; NORTH READING POLICE UNION, MCOP 456; NORTH READING DPW, LOCAL #25; AND NORTH READING LIBRARY STAFF, LOCAL #4928)

AND TO ADMIT:

FINANCE DIRECTOR LAURIANNE GALVIN  
HUMAN RESOURCE DIRECTOR ROBERT COLLINS  
POLICE CHIEF MARK ZIMMERMAN  
TONY MAFFEO, IBG

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)

**First order of business. Public Comment**

None.

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**Next order of business.      Wastewater Update**

Mr. Gilleberto reported that he and DPW Director, Joseph Parisi met with the Town of Andover and will meet again in two weeks. There have been letters sent to property owners regarding potential future sites of pump stations. They are proposed to be located on larger parcels mostly owned by businesses. These letters are meant to just start a conversation. He hopes to have a completed cost/benefit update by March 18<sup>th</sup> or April 1<sup>st</sup>.

**Next order of business.      Joint Meeting with Community Planning Commission**

The EDC was awaiting a quorum. Danielle McKnight reviewed other items first.

**7 St. Theresa Street Parcel Affordable Housing RFP**

Danielle McKnight reviewed a draft Request for Proposal for the disposition of 7 Saint Theresa Street for affordable housing. The RFP was prepared with the guidance of Town Counsel and has also been reviewed by MIAA.

MADAM CHAIR, I MOVE TO AUTHORIZE THE ISSUANCE OF AN RFP FOR AFFORDABLE HOUSING AT 7 THERESA STREET.

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

There was further discussion.

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

VOTE: 5-0 (UNANIMOUS)

**MBTA Communities / 3A Zoning Update**

At 8:10 p.m. Danielle McKnight reviewed a PowerPoint presentation on the MBTA Communities 3A Zoning requirement passed into law at the state level. The intention is to add to the Zoning Bylaw a Lowell Road Multi-Family Overlay District to comply with the state requirement. The zone would allow for new multi-family housing by right as required by state law.

There was discussion regarding the number of possible units under this zoning, the proposed zone location, and the ability to move the zone.

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The consensus of those present from the Select Board and Community Planning Commission was to schedule a joint meeting to discuss this topic in the near future.

**Appointments: Economic Development Committee**

Passed over due to lack of quorum. This matter will be considered at a future meeting.

**Next order of business. Joint Meeting with Finance Committee -- FY2025**

**Departmental Budget Hearings:**

The Departmental Budget Hearings began at 9:03 p.m.

Community Planning Commission Page: 301

Danielle McKnight presented her PowerPoint presentation.

Human Resources Page: 41

Robert Collins presented his budget.

Library Page: 267

Sharon Kelleher and Tyler Hixson presented their PowerPoint presentation.

Veterans Page: 261

Susan Magner presented her PowerPoint presentation.

Elder Services Page: 252

Kim Manzelli presented her PowerPoint presentation.

Youth Services Page: 290

Eleanor Richard presented her PowerPoint presentation.

Public Services Administration Page: 233

Lillian Hartman presented her PowerPoint presentation.

Hillview Page: 4

Karen Moberg and Ted Haggerty presented their PowerPoint presentation.

The Select Board thanked every department for all their hard work on the budgets and their continued performance annually.

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**Next order of business.**                      **Board Member Reports**

Mr. O'Leary- None

Mr. Wallner-Updated on the Taxation Aid committees Circuit Breaker Match Program. He would like to add it to the March 18<sup>th</sup> agenda. Select Board asked for Mr. Wallner to send them the slides with information on this project to review and he agreed to send. He added it would cost approximately \$67/yr. There was discussion about how it might be paid for.

Ms. Manupelli- Report that the Library Trustees had a member resign and that they plan to move an associate member to a full spot.

Mr. Stuto- None

Chair Gonzalez- The Veterans Events Committee is still working on the "Wreaths Across America". They are also working on a name change for Parish Park.

They Housing Authority is getting closer to hiring a new Executive Director.

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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

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**Next order of business.**                      **FY 2025 Town Budget Update**

Mr. Gilleberto reported that the Financial Planning Team plans to meet weekly up until the middle of April to work on the significant financial struggle ahead of them. There is a \$1.2 million school budget deficit and a \$245,000 municipal budget deficit.

There was a short discussion about potentially presenting two budgets at the Annual Town Meeting so that the citizens of the Town of North Reading would have a choice. One of the budgets being an override.

Scott Buckley 5 Aldean St. added that no one is suggesting a school-only budget override. A town-wide override is being proposed.

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**Next order of business.      Federal Grant Policy / First Reading of Policy**

Passed over for Mr. Gilleberto to prepare the final reading for March 18, 2024.

**Next order of business.      Meeting Minutes**

MADAM CHAIR, I MOVE TO APPROVE THE REGULAR SESSION MINUTES FOR THE  
OCTOBER 16, 2023 MEETING.

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)

MADAM CHAIR, I MOVE TO APPROVE THE REGULAR SESSION MINUTES FOR THE  
NOVEMBER 6, 2023 MEETING.

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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**Next order of business.      Appointments: Sustainability Committee; Youth Services Committee**

**YOUTH SERVICES COMMITTEE**

MADAM CHAIR, I MOVE TO PLACE IN NOMINATION THE FOLLOWING NAME FOR REAPPOINTMENT TO THE YOUTH SERVICES COMMITTEE FOR A TERM TO EXPIRE DECEMBER 31, 2024 (5 OPENINGS)

FRANK FERRARO (INCUMBENT)

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

Discussion: Mrs. Manupelli believes the member should be re-appointed for a full three-year term.

MADAM CHAIR, I MOVE TO AMEND THE REAPPOINTMENT FOR FRANK FERRARO TO THE YOUTH SERVICES COMMITTEE FROM A ONE-YEAR TO A THREE-YEAR TERM.

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

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

VOTE FAILED: 3-2

There was further discussion followed by a roll call vote on the main motion.

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

VOTE: 5-0 (UNANIMOUS)

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Ms. Manupelli disagrees with appointing the member for only one year. He should be appointed for a full term.

**SUSTAINABILITY COMMITTEE**

MADAM CHAIR, I MOVE TO PLACE IN NOMINATION THE FOLLOWING NAMES FOR REAPPOINTMENT / APPOINTMENT TO THE SUSTAINABILITY COMMITTEE FOR AN INDEFINITE TERM (2 OPENINGS)

MATTHEW PAGE

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

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

VOTE: 5-0 (UNANIMOUS)

**Next order of business.      Legal Bills**

MADAM CHAIR, I MOVE TO APPROVE LEGAL BILLS FOR JANUARY, 2024 IN THE AMOUNT OF \$7,842.61 AS FOLLOWS:

GENERAL	\$ 7,795.61
LABOR	<u>\$    47.00</u>
TOTAL	\$ 7,842.61

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

VOTED BY:	MR. STUTO	AYE
	MRS. GONZALEZ	AYE
	MR. WALLNER	AYE

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MRS. MANUPELLI                      AYE

VOTE: 5-0 (UNANIMOUS)

**Next order of business.      Town Administrator's Report**

Mr. Gilleberto read the following statement about 20 Elm Street:

As has previously been stated, on October 10th the state Housing Appeals Committee (HAC) denied the "safe harbor" declaration issued by the Board of Appeals in response to a "Chapter 40B" housing development proposed for 20 Elm Street in 2019 by NY Ventures. The HAC remanded the case back to the North Reading Board of Appeals (ZBA).

The Applicant's counsel informs the Town that due to changes in sewer regulations, the project's engineers are required to revise the wastewater component of the project. While the Town has not been provided a timeline for how long those revisions may take, it is not anticipated that the ZBA will resume the public hearing on the project until after revisions have been completed. Counsel for the applicant has concurred with Town Counsel that the six month window for the Town's ZBA to consider the project will begin only once the public hearing resumes.

The Town will continue to keep the community apprised of updates on this project.

Secondly, he reported that 334 in person voting had occurred from Feb 24<sup>th</sup> -March 1. 2,553 ballots were mailed and 1,630 had been returned. Voting will be from 7:00 a.m. – 8:00 p.m. tomorrow, March 5, 2024. Sue Duplin and Stephanie Connolly have been doing a tremendous job. Especially being shorthanded.

Chair Gonzalez thanked all the poll workers too.

**Last order of business.                      ADJOURN**

MADAM CHAIR, I MOVE TO ADJOURN.

MOTION BY:                      MR. WALLNER

SECONDED BY:                      MR. STUTO

VOTED BY:                      MR. STUTO                      AYE

   MRS. GONZALEZ                      AYE



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

VOTE: 5-0 (UNANIMOUS)

ADJOURN: 11:43 p.m.

\_\_\_\_\_  
DATE

  
\_\_\_\_\_  
RICHARD WALLNER, CLERK