

**MINUTES OF THE SELECT BOARD MEETING
MONDAY, FEBRUARY 22, 2021**

Chairwoman Manupelli called the meeting to order at 7:07 p.m. via remote participation. Participating members were Mrs. Gonzalez, Mr. Wallner, Mr. Stuto, Mr. O'Leary, and Town Administrator, Mr. Michael Gilleberto.

CALL TO ORDER OPEN SESSION

Chairwoman Manupelli called to order the open session at 7:07 p.m.

Members recite the Pledge of Allegiance.

MINUTES

Minutes from January 25, 2021 were tabled - no votes taken

DONATIONS FROM INTERNATIONAL FAMILY CHURCH – VOTE TO ACCEPT

Mr. Gilleberto introduced Pastor Jonathan DelTurco from the International Family Church. Mr. Gilleberto acknowledged the contributions made and thanked Pastor DelTurco for returning when the last meeting ran over time.

Pastor DelTurco thanked the board for allowing him the opportunity to speak. The past year has been very challenging and the Pastor offered thanks to the Town for all that you do. We love our town, we appreciate our town. We're not leaving 2020 quietly and we are looking toward 2021 with better expectations. Thank you to the town for graciously accepting the donations.

Mrs. Manupelli offered the opportunity for the Select Board to acknowledge Pastor DelTurco.

Mr. O'Leary - On behalf of the community and myself personally, your assistance was well targeted. First responders have had added expenses to deal with during the pandemic. School Department, Council on Aging, outreach towards our most vulnerable citizens. All greatly appreciated. You are a good member of the Community.

Mr. Stuto - We appreciate it, especially during this time everything helps. We're always looking for resources to help with Town finances, especially during this time. It's very much appreciated and a very kind gesture.

Mrs. Gonzalez - I'm astounded and I think you're a shining light in the darkness. I really can't thank you enough.

Mr. Wallner- In my two years on the board this type of generosity is unusual, a welcome surprise and so much appreciated. This money will be put to very good use.

Mrs. Manupelli - On behalf of the board and the community, thank you. Please take that back to your members and thank them for their generosity.

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MADAM CHAIR, I MOVE TO ACCEPT GIFTS FROM INTERNATIONAL FAMILY CHURCH AS FOLLOWS:

\$20,000 FOR THE NORTH READING POLICE DEPARTMENT

\$15,000 FOR THE NORTH READING FIRE DEPARTMENT

\$5,000 FOR THE NORTH READING COUNCIL ON AGING/ELDER SERVICES DEPARTMENT

\$5,000 FOR THE NORTH READING VETERANS SERVICES DEPARTMENT

MOTION BY:	MR. STUTO	
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)

Pastor DelTurco - If we can ever be of any assistance, if anything ever comes up, we'd love to get involved. Don't ever hesitate to reach out.

20 ELM STREET "CHAPTER 40B" PROJECT

Mrs. Manupelli read a letter sent from New York Ventures, LLC addressed to Mr. Gilleberto into the record (included in the meeting packet). The letter was signed by Mr. Nicholas Yebba.

Mrs. Manupelli reminded the group that this matter is in litigation and that the Town has been addressing this in private and that they did not intend to discuss the litigation strategy or case related information as a part of the discussion on this agenda item. Mrs. Manupelli also stated that this is active litigation and addressing Mr. Gilleberto in the manner paints him in a light that is unfair. What people post and publish on social media are not the facts all of the time or even most of the time. Town is taking action in this case on behalf of the citizens of North Reading. At first glance, the suggestion of any side or back-door discussions is not the case and not accurate. That isn't how our Town Administrator operates. Mrs. Manupelli thought it was important to place this item on the agenda so that it could be addressed. Directed to Mr. Yebba, he can take it to the streets. Meet with abutters, talk to people about alternative proposals. This should be done out in the open and not in a back room conversation or letter to the T.A. There is nothing stopping Mr. Yebba from meeting with neighbors and groups involved in this matter on any alternative proposals.

Mr. Gilleberto wanted to address the item in the letter from Mr. Yebba. Mr. Yebba refers to "recent conversations" between he and I, which were originated by him during our discussions in December regarding Group One Entertainment's now-terminated license to operate the Hillview

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function facility. During those conversations I advised Mr. Yebba to submit whatever he wished to be considered through his attorney to Town Counsel on this matter.

Mr. O'Leary said he understands Mr. Yebba's outreach and attempt to have some further discussion. He thought we made it clear that any proposals would be put forth through Town Counsel. There is nothing wrong with having discussions the developer, in public. He can also take it to the streets and talk to neighbors. This letter is the wrong forum. Mr. Yebba should have proceeded through Town Counsel. He put Mr. Gilleberto in an unfair position. The conversation with Mr. Gilleberto had nothing to do with the 40B and everything to do with the Hillview license agreement.

Mr. Stuto - By going this route and putting words in TAs mouth is another example of how not to get things done. If you're going to put something in writing at least let it be the truth. It was very inappropriate in a lot of levels for this letter to be directed to the TA. With any attempts to communicate, at least try to be as accurate as possible.

Mrs. Gonzales - We as a board are united in that thought process and we just want to see it done the right way.

Mr. Wallner - The board is united and satisfied with the approach we are taking. We're continuing forward.

Mr. O'Leary - This was a document sent to the Town Administrator, it is a public document and the board thought it was important to bring it to the light of day.

Mrs. Manupelli - It is important for people in the town to be aware because we are carrying the will and wishes of the town. We are continuing to take the Town's position in the litigation and are fighting the litigation on behalf of the Town. If it results in a favorable decision for New York Ventures, there will still be a public hearing held by the Zoning Board. The matter is in a litigation pattern but it's important to let the public know that he is proposing one or two alternatives as the letter discloses.

Mr. O'Leary - Having been involved in the 40B process in Town previously, there has always been the opportunity for the Town, the Community to come together as a team to negotiate to see if there could be a consensus reached. Those were all done in public sessions, posted meetings and I don't see any reason to deviate from the process. Public forums, zoning board, no reason to change format. Process works well at educating the public, giving them the facts so that a final recommendation can be made to the Zoning Board of Appeals. I see no reason to deviate.

PUBLIC COMMENT

Mrs. Manupelli opened the topic for public comment at 7:33pm

Sarah Allen McGoldrick - 4 John Bickford Way - I am an active member of the Defend Ipswich River Communities group that has been fighting against the 20 Elm Street development.

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To me, Mr. Yebba's letter indicates what many of us already know, he is losing the fight at the Housing Appeals Committee and his attorneys are advising him accordingly. This side letter to Mr. Gilleberto, while being unfair to what it sounds like the conversation was in fact between the two gentlemen is yet another bad faith attempt by Mr. Yebba to push this project through under whatever channel possible. Mr. Yebba has repeatedly demonstrated that he is not concerned with straining North Reading's resources both the natural resources of the Ipswich River and our community resources of our public safety departments, our schools and our roads. If Mr. Yebba truly cares about this town, I suggest in an act of good faith he instruct his attorneys to withdraw the subpoenas he has filed seeking the protected and confidential information of our residents with disabilities living in group homes. I support the Select Board acting on behalf of the Town to dismiss this letter and reject this inappropriate compromise put forth by Mr. Yebba.

Elizabeth Coolidge Stolz - 2 Gillis Dr. - We are the family of the unnamed individual who lives in a group home in North Reading that is under the jurisdiction of the subpoenas issued by NY Ventures, LLC who has retained an attorney because we did not have a choice in the matter because their constitutional rights were entangled in this mess. Because of the issue of privacy and I do not know any other parents or guardians who are aware of the threat to their loved one. I have not tried to breach the privacy shield and notify anyone else, but there are dozens of other people who stand the same risk of irreparable and possibly permanent harm as my loved one. So while this legal action is being taken by one family, you should know that there are dozens of residents on the census in North Reading who have no voice now except what I can provide but who live here and are real people and who could be permanently harmed by this action. Not because the town doesn't have Safe Harbor, but because it has asserted Safe Harbor and the way Mr. Yebba wishes to get his way is to run over their rights. In order to get at data he doesn't have a legal right to have and no developer has ever gotten before by breaking the State process to get at their information so that he can break the town's status making Safe Harbor the minimum the State asks each town to do for its citizens into a speed bump for him to get what he wants which would not even permanently add affordable housing to the Town, but only temporarily added while he permanently adds to his personal profit and so I wanted to speak on behalf of dozens of people, many of whom I know personally who literally have no voice because if I don't they're going to be lost in somebody's search to make a lot of money. They could not be here tonight, but I could.

Mrs. Manupelli - to add to that, the Town has asserted litigation contesting that. You bring a face to the argument, it is important. We are in alignment with your position contesting the subpoenas.

Andrea Spano - 3 Hayward Farms Lane - Thank you to the board for working so collaboratively. For having done such a great job of keeping the community in the loop. Mr. Gilleberto, it's obviously clear you have the community behind you in this situation with this letter you received. Be assured that we all understand the situation that you are in. As one of the leaders of DIRC, we've talked a lot about where the line is. What is acceptable, what isn't and this is a non-starter. Especially being addressed directly to Mr. Gilleberto with no attorney. It just didn't follow any process, but the deal itself is a non-starter. You can talk to the community, I

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don't believe the community would have any positive things to say about it. In terms of good faith, Mr. Yebba does not have any, he has not done anything in good faith. For us, for you to put forward in good faith and have some discussions, it doesn't seem like a likely possibility. He's started playing hardball, he's bullied people, I've seen abutters cry. He misrepresented Mr. Gilleberto, there is really no good faith there. Until we see any good faith, I don't think we have any motivation to sit down and discuss anything. We are in it as long as we need to be in it for. We are willing and eager to support the Town's position. One thing that has come out of this is that the community has come together to protect what is important to us. To protect the town, what is ours, all our resources, our people and everything. We should continue this trajectory together. We've gotten this far together and if we change course now, if we keep the course now we're going to see the results we want.

Mrs. Manupelli ended public comment at 7:44pm

PUBLIC HEARING: JUNE AND OCTOBER ANNUAL TOWN MEETING DATES FOR 2021

Mrs. Manupelli read the public hearing notice from the meeting packet. Posted and published by the Select Board. Mrs. Manupelli opened the public hearing.

Mr. Gilleberto noted that he was joined by Town Clerk Barbara Stats and Parks and Recreation Operations Manager Maureen Steven. The three have been in conversations regarding location for the June and October Town Meetings. Recommended dates are June 5th and October 2. The reason for outdoor location, while showing improvements regarding covid, it is not a certainty that restrictions will allow an indoor location. Plan to keep precautions for now. If at the time conditions allow, may consider an indoor venue. Unanimous in recommendation at this stage.

Ms. Manupelli inquired if they had an opportunity to speak with Town Moderator John Murphy. Mr. Gilleberto stated, not yet. He was hoping he would be on the meeting. If there was an issue with the dates, we have the ability under the public health emergency declaration to continue the date if needed. A calendar of public and religious holidays was provided to ensure there are no conflicts.

MADAM CHAIR, IN ACCORDANCE WITH THE TOWN OF NORTH READING CHARTER SECTION 2-4-1, I MOVE TO SET THE DATES FOR THE 2021 TOWN MEETINGS AS FOLLOWS:

SATURDAY, JUNE 5, 2021
SATURDAY, OCTOBER 2, 2021

MOTION BY:	MR. STUTO	
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)

Ms. Maunupelli acknowledged the effort and hard work the departments who put together previous outdoor Town Meetings.

Clerk Stats - acknowledged the collaborative effort of many and thank you to those who make it happen.

Mrs. Manupelli closed public hearing

AMEND POLICY 1.21 – ALCOHOL LICENSES: SERVER TRAINING PROGRAMS
FIRST READING (CONTINUED FROM 2/8/2021)

Mr. Gilleberto introduced Amy Luckiewicz to discuss updates to the server training programs. A revised redline revision version of the policy to reflect discussion from the February 8th meeting is in the packet.

Mrs. Manupelli - We did have a first reading. It says reading continued.

Mr. Gilleberto shared the document provided in the packet. The document was updated, so Ms. Luckiewicz shared the updated version.

Ms. Luckiewicz was able to incorporate suggestions from the past discussion with the board. Ms. Luckiewicz reviewed the tracked changes on the document. Noting that the importance of viewing the expiration date on certifications. Removed the line that noted in a “retail setting” as it should be all settings involving alcohol in NR. Evidence of certification should be available. Possibility of a show-cause hearing if applicable.

Mr. O’Leary - it addresses what needs to be addressed. Updated certifications for all employees, information needs to be readily available when requested and available when they present for their license hearing. When they come in for renewal they should be able to produce the employees who serve alcohol and make sure they are certified.

Mrs. Manupelli - One recommended addition to keep up with the format of the document. Throughout the document “and/or” is used. Update 3rd paragraph “only certified staff may take alcohol orders, serve alcohol beverages **and/or** sell alcoholic beverages.” Ms. Luckiewicz to make changes for second reading.

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MADAM CHAIR, I MOVE TO APPROVE THE FIRST READING OF THE AMENDED POLICY 1.21 – ALCOHOL LICENSES: SERVER TRAINING PROGRAMS, AND TO WAIVE THE READING OF THE ENTIRE POLICY.

MOTION BY:	MR. STUTO	
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)

Ms. Luckiewicz recognized Pam Vath as an active member of the coalition.

**PUBLIC HEARING: YONGYUAN BROS., INC. D/B/A GINGER GOURMET
TRANSFER OF COMMON VICTUALLER / ALL ALCOHOL LICENSE**

Public hearing was opened at 8pm.

The applicants and their attorney in attendance. Mrs. Manupelli read the hearing notice from the meeting packet.

Wei Jia - Office at 145 Tremont Street, Boston, MA - Attorney for the Yongyuan Brothers incorporated. Yongyuan Brothers were also in attendance. Yongyuan Brothers plan to keep the restaurant and business the same as is currently operating. No plans for renovation or change. They are in the process of providing documents for the Board of Health permit. Landlord extended lease to 2023, 5 year with 5 year extension. The packet provides all the financial documents for ABCC purposes. Lease paperwork did not have signature at the time, but they do have it now to provide to the Board. Applicant, Mr. Jerry Yong has been in the restaurant business for close to 20 years. Family owns restaurants in Acton, MA and also NH. Mr. Xu runs a restaurant in VA, but has plans to move to North Reading. Packets also includes common victuallers application along with the ABCC application.

Mrs. Manupelli opened the floor to questions for the applicant.

Mr. Gilleberto inquired about the finances. The transaction is partially funded by funds in bank account and also through a personal loan, is that correct? Mr. Jia confirmed and also noticed that a large amount of the funds were coming from Mr. Yong's restaurant in NH, the family restaurant and that is considered a personal loan.

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Mr. Gilleberto also reviewed the application for manager. This would be his first position as manager. He currently holds an Assistant Manager position at Saki House, correct? Mr. Jia confirmed. Is he proposed as a partner and manager? Mr. Jia confirmed and also noted that he will be the one that will be onsite.

Mr. O'Leary - Looking for assurances that Mr. Yong would be on premises as license holder. Mr. Jia confirmed and noted that any time Mr. Yong was not onsite, the other partner will be onsite. Will employees be TIPPS certified? Mr. Yong is certified and Mr. Xu in process. Mr. O'Leary inquired about current employees of the existing restaurant. Mr. Jia was unsure believes the plan to keep some employees as well as hire new employees. Mr. Jia agrees about the importance of certification. Wish you nothing but success giving the challenges they have faced and will continue to face for the next few months.

Mrs. Manupelli - Spoke briefly with Mr. Yong about his experience at Saki house and if he had experience with service alcohol. Mr. Yong discussed his experience and current roles. Mrs. Manupelli asked if Mr. Yong would be leaving his employment with other locations. The other restaurants are family restaurants with multiple family employees. Mr. Yong states that he can make the time for North Reading. Mrs. Manupelli asked how many hours he plans to devote to North Reading establishment. Mr. Yong estimated 3-4 days. Mrs. Manupelli addressed Mr. Xu and asked about his experience servicing alcohol. Mr. Xu responded that he has almost 10 years experience servicing alcohol. I work 60-80 hours a week in the restaurant. Mrs. Manupelli asked if he was planning on leaving the restaurant he's currently working at. Mr. Xu said he and his family are moving to North Reading.

Mrs. Manupelli opened up the meeting to anybody wanting to speak in favor or opposition.
None.

Mrs. Manupelli closed that portion of the hearing.

MADAM CHAIR, I MOVE TO APPROVE A TRANSFER OF THE COMMON VICTUALLER/ALL ALCOHOL LICENSE FROM JR CRYSTAL, INC. D/B/A GINGER GOURMET TO YONGYUAN BROS., INC. D/B/A GINGER GOURMET, 265-277 MAIN STREET.

MOTION BY:	MR. STUTO	
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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COVID – 19 UPDATE AND VACCINATION UPDATE FROM BOARD OF HEALTH

Mrs. Manupelli thanked Senator Bruce Tarr for being in attendance and also Representative Brad Jones.

Mr. Gilleberto asked the Chair of the Board of Health, Mr. Hunt to introduce the Board and their team.

Mr. Hunt - we're here tonight to talk to you about the COVID-19 crusade that we have been waging since March 2020. Mr. Hunt introduced the board and health department. A mixture of volunteers and town employees. The Board - Mr. Gary Hunt, Chair, Ms. Pamela Vath and Karen Martin. The Health Department - Mr. Bob Bracey, Ms. Stephanie Connelly and the new Public Health Nurse Ms. Donna Covey replacing Pamela Vath. Mr. Hunt acknowledged Pam Vath and her commitment to the Town. Several stints as town nurse, many people aware of her dedication. Mr. Hunt also acknowledged Chief Murphy, Mr. Gilleberto and Mr. O'Leary for their contributions during this time.

Ms. Vath gave an update on COVID numbers. A total of 1026 patients to date with 18 new this week. The number of 18 is different than the higher weekly numbers we had previously been seeing. After Christmas we had an average of 13 patients per day, then dropped to 8 patients a day, then two weeks after Christmas we had 17 patients per day. That increase was anticipated due to the holidays. It has been very busy. BOH has been fortunate to have help of those in Town Hall who have been doing contact tracing and notifications. Mr. Hunt acknowledged support of school department. This has been a major effort on their part as well as volunteers.

Mr. Bracey offered a clinic update. The Health Department Board has met frequently since March and receives regular updates from the Department of Public Health. The Health Department hosted first responder vaccination clinics and have set up clinics weekly at Hillview for residents 75+ continuing this week. Next week will open to 65+ then will move on to 2nd doses for those who received first doses at Hillview.

Mr. O'Leary asked Mr. Bracey to give an update regarding second doses. There had been confusion and a most recent update from this past Friday.

Mr. Bracey spoke on his communications with the State and how it was unclear if the Town would be receiving additional vaccinations. This past week, the State confirmed that North Reading would be given enough to administer second doses to those who had received it in the clinic. Town volunteers will be contacting residents with second dose appointment information.

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Mrs. Manupelli asked if the clinics would be held in North Reading. Mr. Bracey confirmed that the clinics are being held at the Hillview in North Reading. Mrs. Manupelli asked about the number of dosages the Town receives each week. Mr. Bracey responded that due to the limited amount being available by the DPH that the town only receives per 100 per week. Total 370 for phase II not including first responder doses. Mrs. Gonzalez inquired about the priority of 2nd doses versus new doses. There was some confusion. Mr. O'Leary asked Mr. Bracey to explain about the memorandum received from the Department of Public Health. Mr O'Leary continued that first doses to communities such as North Reading would cease, but there was a commitment made to have second doses available to those already vaccinated at Hillview. Mr. O'Leary mentioned he felt it important that Mr. Hunt and the Health Department were in attendance to give the board an update on what has transpired as well as our legislative officials Representative Jones and Senator Tarr. The State has determined that local clinics like North Reading will no longer have vaccines available.

Mr. Bracey discussed a memorandum received from the Secretary Sanders. Second doses would be available for those who have received their first vaccination. Moving forward it appears based on limited availability that the State is moving towards regional clinics. The Town may not be receiving any additional doses after those needed for second doses.

Mrs. Manupelli asked the Legislative delegation to speak on the matter. Mr. Hunt asked for a moment to speak about the evolution of the situation. Mr. Hunt mentioned the town's Emergency Preparedness plan. Time, energy, resources devoted to a plan only to be told the town's services were no longer needed. Many of the BOH in the Commonwealth feel betrayed by the treatment by the Department of Public Health. This wasn't something we took lightly.

Representative Jones mentioned second dosing and that there is a commitment that a second dose will be given to the town for everyone who received the first dose in North Reading. Frustration lies with miscommunication, lack of communication and changing communication at all levels from the federal to state and from the state to municipalities. The base of the issues are relative to the supply of the vaccine to the commonwealth and to all of the States. Our preferences would always be to remain local, especially with the most vulnerable population. Challenges of getting the vaccinations are difficult and we hear it on a daily and nightly basis. The message is received from North Reading and other local communities that there is a strong preference to keep this local. Mrs. Manupelli asked Rep Jones to clarify that the 270 that have already been vaccinated would receive second doses. Rep Jones stated that to his understanding the 370 that North Reading have been given first doses and that a commitment was made for those second doses. Going forward when you get your first dose you will get your appointment for the second dose. Mrs. Manupelli asked about remaining residents wanting to be vaccinated. Would they have to go to a regional center? Do you foresee it coming back to local boards? Rep Jones would hope that, but only if level of supply is far greater than we have right now. Rep Jones mentioned good

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things on the horizon and Johnson & Johnson coming out with single dose. Pharmacies get allocation separately than what comes from the State. VA gets a distribution as well.

Senator Tarr stated that the topic is important and they are working everyday on issues around vaccines. Important to hear from those on the front line. Thank you to members of the BOH and Health Director for their work. This has been a long road. We have capacity in Massachusetts to be vaccinating even more through resources established through the emergency management plan at the local level. We could be vaccinating over 300,000 people in a week but only getting enough vaccine for 130,000. State government has to make difficult choices of allocating lesser amounts of product. Also a balance of trying to get to as many people as possible in some concentrated sites, but the other side of that balance is vulnerable populations who are unable to go to a “super vaccination site”. Unless we see greater amounts of vaccine coming into the State, it’s not likely that individual communities will be able to conduct vaccination programs for first doses in the way that they have. It’s reasonable to have a conversation about a cluster of communities might be able to do something locally. We are committed to pursuing that idea. We understand the preference is to continue to be local in the community. There are a lot of conversations going on and it is a very fluid situation. The decision to stop providing 100 dose batches to communities seemed to happen very quickly. We don’t know what could happen next week or after that. If we saw substantial increases in amount of vaccine we could make a strong case for going back to allocations for individual communities. Mrs. Manupelli asked would it behoove us to connect with neighboring communities to discuss a regional site. Sen Tarr said that discussion is happening. Sen Tarr and Rep Jones to discuss with the DPH, what target we would need to hit. The ultimate goal being to get certification. Rep Jones mentioned that on top of a certification, we would want a comfort level that doses of the vaccine would come through. Don’t want to do all the work of setting up a site to not receive enough doses. Need to ensure level of communication is better and comfort level of commitment being met.

Mr. O’Leary noted that NR was on the cusp of being regional site through DPH only to have rug pulled out. Can’t imagine pharmacies doing what we’ve been able to do with observations and numbers safely. Hospitals have been cut off, doctors clinics have been cut off. Mr. O’Leary asked Mr. Bracey to comment on discussion about creating a regional site. Hillview has capacity to do 1000+ per week and we were preparing to do that.

Mr. Bracey commented on conversation with the DPH in February to make Hillview a regional site. A plan was submitted to vaccinate 1000-1400 per week. Plan was shelved due to vaccine shortage. Mr. O’Leary commented that we could easily meet the need. The needs of the most vulnerable in our community have not been met yet. It’s unfortunate. Hope that local communities would be allowed to at least meet the needs of the most vulnerable. Rep Jones and Sen Tarr have been very supportive and will be very vocal with the administration. Sen Tarr made a point of clarification that Walgreens and CVS get their allocations from the Federal

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Government so they are not coming through the Commonwealth of MA allocations. Mr. O'Leary commented that the Federal government bypassing the States creates confusion. Sen Tarr commented that there is work being done on the accountability.

Mr. Stuto commented on his personal experience that his father received a call from MGH canceling his vaccination appointment due to doses being pulled from the hospital. He asked for clarification on the decision to pull from hospitals. Mr. Stuto also asked about increasing the tracking on doses to places such as Walgreens. He mentioned the issues with appointment scheduling at those locations. Online system shows first dose appointments but none available for second dose. Is there any way for State to step in? It just doesn't make any sense. Sen Tarr regarding Walgreens commented that there were widely reported issues with that site which adds a level of concern. In regards to the shift and reallocation of vaccines, thinking was that larger sites could get to a larger number of people faster to increase numbers of those being vaccinated more quickly. Explanation far from perfect. Allocation to larger sites gets to more people faster.

Sen Tarr mentioned that distribution being reviewed on a daily basis. Rep Jones mentioned that his understanding is that hospitals are more in pause than permanent state. A lot of this is fighting about supply, supply, supply. Rep Jones is hopeful for Johnson & Johnson, a single shot. Nothing we have seen in the past year has been set in stone. It changes from week to week, day to day. Hopefully hospitals are able to provide some level of support. Mr. Stuto quoted a physician acquaintance describe vaccine system as "The Hunger Games". Sen Tarr commented that we will relay your concerns to those making these decisions.

Mrs. Gonzalez commented thank you to BOH and Health Director. Her parents were able get into Hillview. She is very reassured they are able to get 2nd dose.

Rep Jones commented that the timeline for now is 6 weeks out. Hopefully changes come by then and we're able to build on what is already on-going. A hopeful feature on the horizon includes a "select your seat" online feature for registration that would hold the appointments for a period of time while registering. Mrs. Manupelli stated to use a Massachusetts IT vendor for that. We have the best of the best right here.

Ms. Donna Hovey spoke and thanked the Select Board, Sen. Tarr and Rep Jones. While in the situation for a short period of time she recognizes the commitment to this program by BOH staff and Health Department. Ms. Hovey expressed concerns for the elderly population. Spoke that they were so appreciative to go to Hillview and that they were concerned about having to go elsewhere. She is concerned for the elderly with comorbidities and their ability to contract other ailments. There is an ethical situation as well. We have a responsibility to our residents and we are not being given support to provide that support and care to residents. The entire team has

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done an excellent job setting the site up, the process is smooth and easily expandable. Don't want to lose that for our community.

Mr. Gilleberto mentioned the staff from the Council on Aging and the feedback from the elderly population. He recognized senior center staff and their work assisting residents to get appointments and by assisting at the clinics. Since the beginning of the pandemic we have had open discussion and honest feedback from Sen. Tarr and Rep. Jones. I am on the phone with them regularly and they have always stepped up and advocated and told us when what we wanted would be a challenge.

Mr. O'Leary applauded the effort of Ms. Pam Vath and her work for the Town for many years and during the pandemic and her willingness to continue to serve. Mr. Gilleberto continued by recognizing Ms. Stephanie Connelly from Public Health Department. He also noted that the Public Health Nurse position has been in transition. Mrs. Vath has risen to the challenge. She agreed to stay on during transition, that was two years ago. She came back to serve in the best interest of the community. She has taken the call three times to stay on. This is a great opportunity to recognize Mrs. Vath and to also introduce and welcome Mrs. Hovey.

Mrs. Manupelli offered Sen Tarr and Rep Jones the opportunity to comment further. Rep Jones commented that the Town Administrator understates how often they speak. He reaches out and they always try to get back to him with an answer. Even if it is an answer he doesn't want to hear. Rep Jones is always happy to be of help on the vaccine front and other issues we face. Mrs. Manupelli commented that we think we have expressed that the Board would like to keep this in the local hands. Sen Tarr added his thanks to all members of the board and complimented Mr. Gilleberto as a representative on behalf of the Board. Sen Tarr also recognized Mrs. Vath and Mrs. Hovey.

Mrs. Pam Vath was recognized and thanked Mr. Gilleberto and the Select Board. Mrs. Vath offered additional thank yous to Mr. Bracey, Chief Murphy, Ms. Stephanie Connolly, Ms. Donna Hovey, Ms. Mary Prenney, Ms. Amy Luckiewicz, Ms. Marcy Bailey, Ms. Jen Ford, Ms. Laura Miranda and a special thank you to the school nurses. Proud to be able to say I will continue with my BOH position. Thank you to everyone for all of their thoughts and well wishes.

Mrs. Manupelli turned it over to colleagues for comment.

Mr. O'Leary - That was the best 5 hours a week ever contracted. Pam, thank you for your willingness to serve. Recognized the members of the BOH and all of their efforts.

Mr. Wallner - I'm learning tonight a lot about what has been going on and it's a lot deeper than I imagined. Appreciate everything that the board has done.

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Mr. Stuto - Thank everyone who put in a lot of time. Hopefully we get back to doses at the local level.

Mrs. Gonzalez - Thank you to everyone and Rep. Jones and Sen. Tarr for keeping everyone in loop. Thank you to Mrs. Vath for years of service and thank you Mrs. Hovey for joining us.

Mrs. Manupelli - Ditto thank you to Mrs. Vath and welcome to Mrs. Hovey. Thanks you to the Board of Health and to Mr. O'Leary the liaison.

Mr. Hunt - Town is blessed to have colleagues at BOH. We didn't expect this pandemic. We responded accordingly. Recognize the Town Administrator Select Board and Chief Murphy for support.

DISCUSS PROPOSED ZONING CHANGE – 148-150 PARK STREET AREA

Mr. Gilleberto stated that Mr. Bruce Wheeler has proposed a zoning change for the 148-150 Park Street area. He and his attorney would like to update the Board. A revised proposal received today was added to the meeting folder. In attendance is Attorney Mr. Chris Latham, Mr. Bruce Wheeler, Mr. Lawrence Reeves and Mr. Craig Seymour. Mr. Latham presented his screen. sampling from the Town's master plan, Mr. Latham spoke on the demand for senior housing. Many seniors would like to remain in North Reading but would have difficulty finding housing. Been working with the CPC and have plans to reappear before the CPC on March 2nd. It is a work in progress. They have also met with FinCom and in response to feedback from that meeting made adjustments to the plan to have affordable housing within the location. Proposed overlay district designed to seek independent housing units for persons over the age of 55. Group has also appeared before the Historic Commission received comments and going back within the next couple weeks with revisions. Mr. Latham showed proposed location map. Site located next to Police and Fire Departments. Discussion with Historic Commission in regards to McLean House. Plans to move adjacent to current site on a permanent foundation.

Mrs. Manupelli opened the floor to Select Board member questions.

Mr. Stuto - inquired about the comments from FinCom. Mr. Latham said that the FinCom members wanted the affordable housing to be onsite as opposed to offsite or payment in lieu of. Mr. Stuto asked a bit more about how affordable could have been offsite. Mr. Latham answered that there could have been at an alternative property. Mr. Stuto asked how this would reflect in the number of units. Mr. Latham said revised plan is 50 units with 5 being affordable.

Mr. O'Leary - also advocated for affordability onsite. The concept is pretty good, but awaiting other boards recommendations. Is there any willingness on the part of Mr. Wheeler to grant a permanent easement for the public safety building? Mr. Latham answered that he not aware that and deferred to Mr. Peter Ogre, the engineer. He wasn't aware but am sure they may be able to accommodate the request. They don't lose any land area to grant an easement. Mr. Ogre also

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commented that part of the plan in moving the McLean house was also to improve the site distance.

Mrs. Manupelli - inquired that the overlay district involves just one parcel owned by one owner. Mr. Latham said it was 3 parcels but now owned all by one owner, Mr. Wheeler. Mrs. Manupelli asked about the affordable housing and that they are using the definition based on our region's median income range. Mr. Latham confirmed.

Mr. O'Leary inquired if the Planning Commission was planning to involve another area of the community in the overlay. Mr. Stuto replied no. Mr. O'Leary followed up that if there are other parcels within the community that would be suitable for this type of proposal, we should include the Planning commission to take a look.

Mr. Stuto asked Mr. Latham to speak to the Board as to why it is not considered spot zoning. Mr. Latham said it is not considered spot zoning because of the overlay district. It doesn't solve North Reading's problems but helps in that we have an aging population that needs alternatives. The project is hitting aspects town recognizes in its own master plan. Senior housing directly abutting emergency services. Would benefit the town and not considered spot zoning.

Mr. Wallner - Does this include local preference housing? Mr. Latham - yes as much as it's allowed by law. There is a North Reading preference built in per comments from CPC.

Mrs. Manupelli - Where this would be in connection to the Ipswich River. Will go before Conservation Commission? Mr. Ogre explained the plan is more than 200 feet from river and the wetlands have been mapped. Activity within 100 feet of wetland distance will bring project to Conservation Commission. Confident they are compliant. Ms. Maupelli continued by asking about the 55 or older resident requirement. As long as one resident in the unit is 55 or older that complies. Mr. Latham described situations that would become a hardship, one spouse not being old enough or someone passes away. Open to suggestions from board. In compliance with State law.

Mr. O'Leary - inquired about rates for the units. Mr. Wheeler answered they don't have specific price in mind yet. They are using Martins Landing as comparable and would be some % above. Mr. O'Leary continued and inquired about the site line/McLean House and any feedback from the Planning Commission. Mr. Ogre mentioned that they did a speed test. They plan to move the Mclean house over and back to help improve site distance. Mr. O'Leary then asked about the project timeline. Mr. Wheeler responded they want to go to the June Town meeting and potentially build spring 2022.

Mr. Latham turned the presentation over to Mr. Craig Seymour real estate economist/planner. In the interest of time chose to summarize his presentation. Based on 48 units, generate revenue of just under \$400,000 per year. Positive fiscal impact of about \$280,000 or 2.5 benefit cost ratio. Economic impacts are more indirect and based on the spending habits of new residents to NR. Project adds vitality to the Town. Mr. Stuto inquired on how much is downsizing. If residents

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are remaining in North Reading, that economic impact is already included. Mr. Seymour acknowledged that it could be that some of that money is already being spent in North Reading.

Mrs. Manupelli feels the financial projections can be inflated. More concerned with the density of residents in that area and so close to the river. Would like to see something showing the proposed build out on the site. Mr. Reeves brought up the site map and described the layout. Mr. O'Leary asked about parking spaces, two per unit. Approximately 18 spots out front for visitors at this time. Mrs. Manupelli did mention the increased traffic with that many more vehicles in that area. Mr. Ogre noted that the benefits with the 55+ population is diversity in schedule. They are not all going to work first thing in the morning. Mr. O'Leary asked if traffic studies had been done yet. Mr. Ogre said they have not been done yet, only safety analysis so far. Will have traffic study for Town Meeting.

Mr. Wallner - With the overlay discussion we have been mentioning mixed use. Mr. Latham referenced Mr. Wheeler's office would be considered mixed use. No intentions for anything further for the foreseeable future. Mrs. Manupelli asked about the current zoning. Mr. Latham stated mainly residential, downtown. Mr. Ogre noted the automotive shop believes they were grandfathered. Mr. Wheeler closed by mentioning additional upcoming meetings with the CPC on 3/2 and with FinCom on 3/10.

REVIEW TRASH / RECYCLING FEE FOR FY2022 AND BEYOND

At a previous meeting the Board had asked for projections and some scenarios. A list of options have been prepared and are in the packet. Mr. Gilleberto introduced Mr. Deming, Mr. Clark and Ms. Rourke on the call. Mr. Deming presented a solid waste fee summary, history of the fees and a current billing summary. Discussed the future of JRM collection contract and what they have proposed. Disposal contract with Covanta shows significant increase with tipping fees increasing 20% in FY22. Options A, B and C for fees presented with goal to maintain level stabilization fund. Mr. Gilleberto mentioned conversation re breaking out segments, for example municipal and school charges and the general feeling is that difficult to determine. Budget review shows that there has been some sort of subsidy to not increase the rate despite costs going up. Preference to not have the solid waste stabilization fund dip under \$100,000.

Mr. Gilleberto reviewed the options. Option C would be best to keep the rate stable, but is concerning for the stabilization fund. Option B would be high increase to those hit by difficult economy. Option A is the purest to adjust the rate to reflect the cost.

Mr. Stuto - Option A looks like the best option to balance and minimize the impact. Stabilization fund remains pretty level. First increase seems high, but levels off. By 2026 more realistic rate.

Mr. O'Leary - inquired about general fund contributions and overall concerns. Mr. Gilleberto - There have been years when the collections do not match cost. There have been substitutes. Mr. O'Leary if we're looking to stabilize things we're gonna need a \$30000/\$35000 subsidy from the general fund on an annual basis. At some point we are going to need to assist with subsidizing this budget. With the flat fee some people are disproportionately being hurt. Maybe the time has

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come where we should just assist with general revenues to some degree. Mrs. Gonzalez spoke in comparison with other towns. What was found is that we're still not paying what other towns are paying. Some get picked every other week. Other towns paying separately for recyclables. We are still very affordable in our trash prices.

Ms. Rourke - Annually portion of trash fee is absorbed by the operating budget. Few years ago when the sanitation budget grew over \$1.2 million town chose to subsidize. Trash fee does not 100% cover the sanitation budget. Past two years have only contributed \$30,000 to the trash stabilization fund per year.

Ms. Abby Hurlbut - Globe article about Town of Hamilton making food recycling mandatory. Provided barrels and works with a compost company. Something the town should seriously look at. Keep those items out of the trash cycle and decreases tipping fees.

Mr. Scott Buckley - speaking as a member of the financial planning team. Hearing about trash on the news and seeing proposal, it seems very reasonable. Disagrees with subsidizing. As fees increase rates should increase. Option A, a fair point. With a fee that goes up each year, the rate should be adjusted each year.

Ms. Hurlbut - contract for the next year with current providers. This forecasts through 2026. Concern rates may increase even more. Mr. Gilleberto - Proposed JRM contract multi-year would take through 2026. Last two years could fluctuate. Mr. Deming - current Covanta contract through 2024. Current JRM contract expires the end of FY21. In negotiations for 2022-2026. FY2022 increase due to Covanta going up significantly.

Mrs. Manupelli - not set for a vote this evening. Mr. Gilleberto comments that we could explore how to ease cost in year one relying on the stabilization fund or spread cost out. Mrs. Manupelli some residents generate more/less trash. Is there a way to charge based on use in other communities. Mr. Gilleberto mention toters, but no of interest. Not familiar with this type of program. Mr. Deming agreed that options seem to be toters and pay as you throw. Neither a great option.

Mrs. Gonzalez commented that it's still a fair deal. Other communities are collected biweekly and pay the same as NR. Mrs. Manupelli agrees with Mr. O'Leary's point that it doesn't seem like a lot, but is a significant increase for some households. Mr. Stuto estimated the cost to be an approximate \$34 increase. Mr. Stuto stated that he was not being insensitive but is there really that much of an impact with \$34 increase annually. Mr. Gilleberto suggested that we could try to look at stabilization funds in year one and then level off after. Try to buffer the increase to the extent we can.

Ms. Hurlbut mentioned that we've contracted with JRM 2 barrels per household per week. Not well policed. Some households use way more than allotted. Unclear if JRM is picking up everything beyond what is allotted. Would be unrealistic to expect JRM to police. Mr. Gilleberto

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said that JRM will restrict as much as we ask. We are more flexible than other communities. It's a balance. Feels most people are following guidelines within reason.

REVIEW FY2022 REVENUE / EXPENSE PLAN

Ms. Rourke was invited to speak on the FY2022 Revenue/Expense plan. Ms. Rourke explained the make-up and process of the Financial Planning team. Revenue plan is adjusted on a regular basis as the team works through the budget process. Items that continue to be adjusted include trash fee and health insurance premiums. There are items that we are waiting on that don't come in right way. Ms. Rourke continued presenting slides showing the FY2021 and FY2022 revenue figures and discussed local receipts, other financing sources and State Aid. Ms. Rourke also reviewed expenses in the FY2021 and FY2022 budgets. Ms. Rourke also presented some of the major fixed costs in the budget and their % increases from FY2021 to FY2022.

Mr. O'Leary inquired about reimbursement from COVID - Cares Act Fund. How would that be factored in? Ms. Rourke answered that the Cares Act funding sits in a grant fund and is not part of general fund. COVID expenses have been moved from the general fund and the town applies for reimbursement. Mr. O'Leary asked if some of those expenses include employee time and Ms. Rourke stated yes. Would be reflected in excess salary budgets at the end of FY2021 and then rolls into free cash. Mr. O'Leary looking to get a sense of what amounts are being moved from the FY2021 budget. Ms. Rourke stated that she can give listing of what has been moved to Cares Act grant fund for next meeting or following meeting. We are keeping track the best we can of all the expenses that are related to COVID.

TOWN ADMINISTRATOR'S REPORT

No report

OLD AND NEW BUSINESS / BOARD MEMBER REPORTS

Mr. O'Leary – Spoke on RMLD and their investments in biomass energy. Invite RMLD representative to a future meeting. It appears that RMLD Executive Director has entered into an agreement without input or awareness of their boards. Put them on agenda for future meeting to discuss. To make sure they doing things that are really in everyone's best interest. We need to made aware of some of these long-term contractual obligations. More transparency. We may have low rates, but at what cost. We have an obligation to hold them accountable and to ask them about it. Mrs. Manupelli suggested having the TA reach out to them.

Mr. O'Leary also spoke about Carr's being forced out at Stop n Shop plaza by management company. Disservice to the community.

Mr. Stuto – ZBA met with Pulte homes regarding the 5th story additions to their building. Hearing was continued, but they did make a concession about 10% affordable housing. Most complaints were regarding the elevator and parking. The hearing will be continued to March 4th. Abacus presented to the CPC. Conversation to be continued. Mrs. Manupelli was surprised to learn that they had not connected with property owners or abutters at this point. That should have been the starting point. People live there. Nothing in proposal about relocating those residents.

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Mr. Wallner – Also attended Abacus meeting. Early meetings on project were about the wastewater treatment and more recent meeting about what the project could look like. We are at the right time to discuss with land owners. Mr. Stuto said that the presentation was more of a developer wishlist. Mr. Wallner acknowledged that the project has challenges, but there is a good amount of interest in seeing it go through. Mr. Stuto feels that public/private partnership means “public money” and thinks we should be very clear about the definition of public and private. Mrs. Manupelli pointed out that not one of those parcels at this time are publicly owned. Mr. Wallner continued regarding Carrs, that there is a grassroots campaign to support the Carr sisters. Mr. Wallner went on to discuss the bike trail and meeting with MA DOT. There are lots of regulations to get funds. MA DOT will only fund if you make your bike trail have value within its own border. The consultant will be reworking. It’s a set-back not the end.

Mrs. Gonzalez – Putnam House committee met last week. Voted officers and discussed agenda. Would like a meeting with Gilleberto to help with questions. Next meeting is March 16th. Mrs. Gonzales is working to get some of their questions answered.

Mr. O’Leary: Cane for the oldest resident. Looking to reinstitute a previous tradition. Potential display at the Library.

Mrs. Gonzalez also mentioned the Hallmark store and is pleased to hear about the grassroots effort. She also mentioned Dascoli’s going out of business. A real loss.

Mr. O’Leary suggested a letter in favor of signing letter in support of Carrs. Mrs. Manupelli in favor of sending a letter. Mr. Wallner will get the letter from Ms. Rita Mullin. Mr. Gilleberto to disperse to the board for signature.

Mr. Gilleberto offered a reminder about Saturday budget meetings and then Monday March 1st.

ADJOURN

MADAM CHAIR, I MOVE TO ADJOURN.

MOTION BY:	MR. STUTO	
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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ADJOURN: 12:04 A.M.

DATE

VINCENZO STUTO, CLERK