

**MINUTES OF THE SELECT BOARD MEETING
MONDAY, MARCH 1, 2021**

Chairwoman Manupelli called the meeting to order at 6:36 p.m. via remote participation. Participating members were Mrs. Gonzalez, Mr. Wallner, Mr. Stuto, Mr. O’Leary, and Town Administrator, Michael Gilleberto.

CALL TO ORDER OPEN SESSION

Chairwoman Manupelli called to order the Open Session at 6:36 p.m.

JOINT APPOINTMENT WITH COMMUNITY PLANNING COMMISSION

Chairwoman Manupelli called to order the joint meeting of the Select Board and the Community Planning Commission (CPC) at 6:36 p.m. Participating members of the CPC were Mr. Pearce, Mr. Carroll, Mr. Hayden and Mr. Rudloff.

Members recite the Pledge of Allegiance.

Mrs. Manupelli states that the meeting is being recorded by NORCAM and Mr. Gilleberto.

CPC Chairman, Warren Pearce tells Mr. Stuto, CPC Liaison, to make the motion for the appointment to fill the unexpired term of Mr. Bellavance who resigned.

Mrs. Manupelli states for the public there has already been a joint hearing to interview candidates to fill the elected position of Mr. Bellavance who resigned.

MADAM CHAIR, I MOVE THAT IN ACCORDANCE WITH THE PROVISIONS OF MGL CHAPTER 41, SECTION 81A, THE COMMUNITY PLANNING COMMISSION AND SELECT BOARD JOINTLY APPOINT **JEREMIAH JOHNSTON** TO FILL THE VACANT UNEXPIRED ELECTED TERM ON THE COMMUNITY PLANNING COMMISSION THROUGH THE MAY 4, 2021 ANNUAL TOWN ELECTION.

MOTION BY: MR. STUTO

Mr. O’Leary states both names need to be in the motion.

MADAM CHAIR, I MOVE THAT IN ACCORDANCE WITH THE PROVISIONS OF MGL CHAPTER 41, SECTION 81A, THE COMMUNITY PLANNING COMMISSION AND SELECT BOARD JOINTLY APPOINT ONE OF THE FOLLOWING INDIVIDUALS: **JEREMIAH JOHNSTON OR MATTHEW DUMONT**, TO FILL THE VACANT UNEXPIRED ELECTED TERM ON THE COMMUNITY PLANNING COMMISSION THROUGH THE MAY 4, 2021 ANNUAL TOWN ELECTION.

MOTION BY:MR. STUTO

SECOND: MR. O’LEARY

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Mr. Stuto states he agrees with Chairman Pearce to recommend Jeremiah Johnston. Mr. O'Leary inquired if both candidates intend to pull papers to run for the elected position. Mr. Pearce responded that they will both pull papers for the upcoming election.

MRS. GONZALEZ:	MR. JOHNSTON	MR. HAYDEN:	MR. JOHNSTON
MR. O'LEARY:	MR. DUMONT	MR RUDLOFF:	MR. JOHNSTON
MR. WALLNER:	MR. JOHNSTON	MR. CARROLL:	MR. JOHNSTON
MR. STUTO:	MR. JOHNSTON	MR. PEARCE:	MR. JOHNSTON
MRS. MANUPELLI:	MR. JOHNSTON		

Mr. O'Leary requests his vote be rerecorded to make it a unanimous vote for Mr. Johnston.

VOTED: SELECT BOARD: 5-0 (UNANIMOUS) MR. JOHNSTON
 CPC: 4-0 (UNANIMOUS) MR. JOHNSTON

Mr. Pearce states both candidates were outstanding. He further states it's great we are getting that quality of candidates to volunteer for the position. He is hopeful the other candidate continues to pursue volunteer work in Town. Mr. O'Leary encourages Mr. Dumont to look for opportunities with the Economic Development Committee or the Wastewater Committee. He further states that we need to continue to give them opportunities to serve. Mr. Stuto informed the Board that both he and Chairman Pearce suggested whichever candidate is not appointed should be on the EDC. He encourages everyone to run.

FY2022 DEPARTMENTAL BUDGET HEARINGS

COMMUNITY PLANNING COMMISSION

Town Planner, Danielle McKnight presents the Community Planning Commission budget (see attached). She shares her screen with the audience.

Mrs. Manupelli states Finance Committee members, Mrs. Hurlbut, Mr. Gamer, Mr. Bailey, Mr. Kelliher and Mr. Mills are present. Mr. Gilleberto states because of limitations in the FY2022 budget, the departments, boards and committees have been asked to limit their requests for the operating budget for the upcoming year, and to abbreviate presentations and to take questions at the end of the presentation.

Questions and comments as follows:

- Mr. O'Leary inquired about the Main Street/Winter Street intersection; are we anticipating a public/private engagement here as far as resources to make something work here, such as a wastewater treatment plant or purchasing any parcels in order to effectuate the change in the area.
 - o Mrs. McKnight responded the idea of the project was to see how private money can be leveraged and to determine if the work would be feasible. The idea was to see what was possible and the money would be private investment behind this project. The way they have been working through this project they made sure any concept

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would be possible to look at redevelopment, whether it be for municipal use or private development; municipal use is not a requirement of the project. The Town's contribution has been in the investment in the study and having the sewer treatment plant sharing possibility looked at and share possibilities of development that could come from that.

- Mr. O'Leary inquired if more funds for consulting fees were needed to further the study; he is concerned that enough funds are not being requested to move the ideas forward.
 - o Mrs. McKnight responded they may request more funds if needed in a warrant article, not in the operating budget.
 - o Mr. O'Leary responded rather than wait for a warrant article to be approved, more consulting fees should be requested. He does not want to lose progress.
 - o Mr. Pearce stated there is more work to be done, wants to make sure what they bring forward is doable and something a developer would pick up on.
- Mr. O'Leary inquired about affordable housing and the overlay district; is there a need for additional resources to look at other areas in Town for another overlay district.
 - o Mrs. McKnight responded they haven't done specific work to look at parcels in that district, they will start with parcels in the district already and continue work for Carpenter Drive, and explore the accessory dwelling unit bylaw; they are not looking to add more property to the affordable housing overlay before they explore the ones they do have.
 - o Mr. O'Leary inquired if additional consulting services were needed or are we looking at other parcels be done in house.
 - o Mrs. McKnight responded it can be done in house with the help of the Regional Housing Services office.
 - o Mr. O'Leary stated the proposal before us is single minded as opposed to looking at something else in addition to Park Street, should we couple other parcels with that.
 - o Mrs. McKnight responded she will speak with the housing consultant and potentially add some money to that line item.
 - o Mr. O'Leary responded if can't be done in house, we should appropriate some funds to address it on a timely basis.

Mrs. Manupelli stated it is time to move on and a longer meeting may be needed to further discuss this topic.

- Mr. O'Leary highlighted that additional funding may be needed rather than taking a streamline approach.
- Mr. Wallner states he is a fan of CPC and has attended and participated in all the studies over the last six-seven years. It is nice to see projects coming out of the FY22 goals and objectives. It's nice to hear that we want to give you more money to get things done as timely and as quickly as you can. The demographics are changing and CPC is stepping up to deal with the changes. The next few years of work will be defining our future for many years to come. He thanks Mrs. McKnight for all the planning.
- Mr. Stuto agrees with Mr. Wallner. He participates in meetings and states they serve a great purpose and can give us great direction. From a budgetary standpoint, if they need funds, the Board should leave it up to them to ask for more.

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- Mrs. Gonzalez inquired about Park and Ride and to see if we will be looking into paying into the MBTA. Mrs. McKnight responded the idea would be an expansion. A study was done 2 years ago to see what it would cost to set up a commuter service to get people to T stations or a shuttle bus to Boston, it seemed doable if the Town came up with additional funds.
- Mrs. Gonzalez agrees with her colleagues and stated she spent time at CPC meetings when she was building her house. She appreciates everything they do and thanks them all.
- Mr. Gamer stated CPC is the most underfunded department. He would love to address what cannot be done this year to look at next year.
- Mr. Bailey commented on the Senior overlay project that is being proposed in the center of Town where they proposed to give the Town funding in lieu of providing affordable housing, would it make sense to explore that and use the funding for the Town's plans for developing affordable housing.
- Mrs. Manupelli stated linkage fees is a great suggestion to ponder and inquired if the proposed zoning is in the works. Mrs. McKnight responded the original application had options for affordable housing. The Finance Committee said the applicant should provide the housing on site as it would be the most efficient option.
- Mrs. Manupelli stated it doesn't make sense to pay in and develop affordable housing elsewhere when we would be adding to the housing stock. The Board wanted 20% of affordable housing from Pulte, we should expect it of anyone. It should be revisited when the zoning comes back to the Board.
- Mrs. Manupelli, with regard to Winter Street, is heartened to hear the next steps are going to be to connect with the property owners because aside from the one owner, we are having studies done to redesign private land and the private landowners are not involved in that. She is glad to hear these are the people who should be connected and sewed up into the design phasing and design study, otherwise it doesn't make sense because you are affecting private parcels and a number of residents live on at least one of the privately owned parcels. She is glad to see all the progress.
- Mr. Kelliher stated he spoke with the applicant about how they would satisfy the affordable housing and the applicant was vague, and would the information be available before June Town Meeting. The applicant has decided to put the affordable housing units at the development.
- Mrs. Hurlbut stated the applicant stated he would put 5 units of affordable housing at another property he owns in Town. She further stated it is not the Finance Committee's job to make the decisions, the applicant was just looking for feedback.

ELDER SERVICES

Mary Prenney, Director of Elder Services presented her budget request (see attached). Her request is the same as 2021. She would like the Outreach Coordinator position be increased to a full-time, 35 hour per week position. Comments as follows:

- Mrs. Manupelli would like Mrs. Prenney to submit her presentation to the North Reading Transcript.

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- Mr. O'Leary stated it's been a challenging year for Mary's department. The pandemic has highlighted the need for the Outreach Coordinator position. The partnership with Mystic is invaluable.
- Mr. Wallner is very aware of the COA as it was his original volunteer effort 10 years ago. It is nice to see the Project 500 get put into place where there were over 100 volunteers. It is nice to see the contingency plans come to fruition and to have your group be in the middle of helping to coordinate that. He thanks her for being the connection to the people that need it the most.
- Mrs. Gonzalez states she is a big fan of Mary and her department is such an important department, a place to gather, have a meal, watch a movie, get transportation, there are endless things that are done at the Senior Center. During COVID her department helped relieve fears, answer questions, help people, and point them in the right direction. The Outreach Coordinator position has been talked about since she's been on and she would love to see that happen.
- Mr. Stuto stated it is great what Elder Services does, he has worked with Mary a couple of times and they do a hard job especially under the COVID circumstances.
- Mrs. Prenney states the position is already benefitted and she is working beyond 35 hours now.
- Mrs. Manupelli states from a budget standpoint 10 more hours is not too much of a leap since it's already a benefitted employee. She thanked her and her staff and volunteers and stated they are an asset.

YOUTH SERVICES

Youth Services Director, Jen Ford presented a power point presentation (see attached). Comments as follows:

- Mr. O'Leary stated it's been a challenging year and is not surprised there are more participants today than pre COVID. It's great to have the resources available and people are reaching out to you and your department. The outreach and response you give to the kids is invaluable and your efforts are to be applauded; everything you do is greatly appreciated.
- Mr. Wallner stated he has worked with Jen for a number of years and even more so this year. He worked with her on the Age Friendly Initiative task force, a major project that required a lot of time. Jen shows up for the community whenever there is need, she has volunteered for Elder Services. He is always happy to work with her.
- Mrs. Gonzalez, Liaison for Youth Services states she is amazed how much Jen does and accomplishes and thanks her for all she does.
- Mr. Stuto thanks Ms. Ford for her great presentation. He inquires about the "Social Justice" part of her presentation and how it pertains to North Reading. Ms. Ford responds she is part of PAUSE and states diversity and inclusion encompasses more than race, and those are the discussions taking place in different arena's in Town. Mr. Wallner responds and states Social Justice affects a large part of our population because when you think about our kids after they leave the bubble, the world is a lot different in color and looks different than what we experience in Town. Creating an atmosphere of knowledge is preparing the

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kids to go out into the world, it's an emerging issue. They need to be prepared for something different than what they are experiencing in Town.

- Mrs. Manupelli states it's related to everyone; it's not just about race, it's about gender, disability, inclusion and relates to every student in school. It's not just about race or our numbers in North Reading because if social justice isn't happening in California it affects the entire country. We shouldn't be sitting by and doing nothing and she loves that that is one of Ms. Ford's initiatives. She loves that her numbers have grown because it's a sign that she is welcoming students and they feel like they belong. She is not surprised her numbers are growing with the work that she does. She would love to see her department expand, her work is as crucial as Mary Prenney's work for the Elderly.

LIBRARY

Library Director, Sharon Kelleher presented the budget and informed the audience of the accomplishments, goals, and ongoing programs in the Library (see attached). Mrs. Manupelli states some of the Library Trustees are in attendance. Comments as follows:

- Mr. O'Leary states the feedback from the community has been outstanding. He inquires the cost of the Adult Services Technology position. Ms. Kelleher responds Fifty-Two Thousand Dollars per year. He thanks her for her efforts and states she plays a vital role in the community with outreach and communication.
- Mr. Wallner inquired about any major themes for adult education. Ms. Kelleher responded there are different themes each month and is hoping to start a book club to bring different social justice topics to the forefront.
- Mrs. Gonzalez thanks Ms. Kelleher for her presentation. She inquired if the Adult Service Technology position would be added into the initial request. Ms. Kelleher responded it would be added in there but the departments were asked to provide a level service budget, however she wanted the Town to know the need is still there. She thanks Ms. Kelleher for doing a great job and stated that books became more important to people when they became housebound during the pandemic.
- Mr. Stuto states the Library is great and he enjoyed picking up a bag full of books, it was nice to have continuity. The Library has become underappreciated with the internet age.
- Mrs. Manupelli stated the Library is a hub, and you had to completely pivot what you were doing providing services but with everything already in place with what is offered to the community, that is continuity and what people need now, she appreciates everything she does. She inquired who is doing the tech service now. Ms. Kelleher responded, Dan Tremblay, ShanTil Yell, and IT Director, Matt Cooper. Mrs. Manupelli inquired who wrote the grant, Ms. Kelleher responded the digitation project comes from a gift fund. Mrs. Manupelli stated it would be great to have a tech/grant writing person because there is funding for libraries out there.
- Mrs. Hurlbut stated she is impressed with the creativity and what has been done outside of the library's services. Ms. Kelleher commends her staff for that.
- Mr. Gamer stated he sees how efficient Ms. Kelleher runs things, hopefully they can do more in the future.
- Mr. Johnson, Mr. Bailey and Mr. Kelliher thank Ms. Kelleher.

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CONSERVATION

Chairwoman Lori Mitchner presented a power point presentation (see attached). Comments as follows:

- Mr. O'Leary states there is new membership on the Conservation Commission over the last couple of years and if we can assist them with education we should support that. He inquired about being level funded as far as Leah's position and she has been operating with a level services contract for years, and there needs to be an adjustment. Mr. Gilleberto responded there was a temporary increase of hours for the Administrative Assistant late last year and when the budget is reconciled, he will see if there should be an adjustment based on the workload. Mr. O'Leary responded that the Board should anticipate a final reconciliation moving forward to support the efforts of the Conservation Commission and what they need to do for statutory requirements and obligations. He further stated there may need to be an increase in resources to support the daily and weekly operation of the office. He thanks Lori and all those on the Commission.
- Mrs. Gonzalez thanks Lori for all she does.
- Mr. Wallner stated he is glad she is on the Conservation Commission, his request was handled very efficiently.
- Mr. Stuto and Mrs. Manupelli thank Ms. Mitchner.

BOARD OF HEALTH

Board of Health Agent, Robert Bracey give a presentation on the budget and will be requesting a level funded budget (see attached). He shares his screen. Comments as follows:

- Mr. O'Leary states this department has made so many adjustments over the last year, they still have all the oversight of the department; eating establishments, septic systems, permitting and in addition have taken on the challenges of the pandemic. We were ready to address the needs of the community with a vaccination site in North Reading. This is the time to recognize the efforts of everyone, they put in time, effort, and energy and all the volunteers to meet the challenges. It's not over and what they have done and continue to do is greatly appreciated, and they have the support they need from Board. All positive reviews and appreciation for what's happened at Hillview regarding the vaccine, hopefully the state will see the value of handling things at the local level and we are able to reinstate the vaccination process moving forward. He thanks the BOH, Bob Bracey, and Stephanie Connolly, the Administration, the Finance Committee, all the volunteers, and employees who stepped up from other departments to assist them to meet the needs.
- Mrs. Gonzalez stated Mr. O'Leary said it all and thanks Mr. Bracey for letting us all feel safe, he has done a great job. She has heard great feedback about the vaccination process at the Hillview.
- Mr. Wallner thanks Mr. Bracey.
- Mr. Stuto stated everything has already been said and thanks Mr. Bracey for all his hard work.
- Mrs. Manupelli agrees with what has already been said. She inquires if the number of permits issued decreased during the pandemic. Mr. Bracey responds there were less permits issued. Mrs. Manupelli further stated Mr. Bracey and all involved with the Health

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Department helped us to have a sense of safety and security we needed as a Town, she thanks Mr. Bracey.

- Mrs. Hurlbut thanks Mr. Bracey and his staff for everything this year and before.
- Mr. Gamer, Mr. Johnson, Mr. Bailey, Mr. Mills, and Mr. Kelliher thank Mr. Bracey.
- Mr. O'Leary states he received positive feedback from a local establishment owner, aside from COVID, Mr. Bracey continues to do a great job. Mr. Bracey responds it's not just the Health Department, it's a collaborative effort with volunteers, support staff, Youth Services, COA, Planning Department, School Department, School Nurses, weekly meeting with Director of Public Safety, Town Administrator, the Fire Chief, Finance Director who supported the collaboration. It was a Community effort. He thanks the Town Administrator and Director of Public Safety for their support. He also thanks his staff, BOH members, Pam Vath, and Stephanie Connolly who kept it all together. He also thanks the residents for their understanding and patience at this time.

CODE ENFORCEMENT / ZBA

Building Commissioner, Gerry Noel presented the Code Enforcement budget (see attached). Comments as follows:

- Mr. O'Leary thanks Mr. Noel and states it has been a challenging year for inspectional service and with the passing of Al DiSalvo. He inquires if there is a need for additional hours or an Assistant Building Inspector. Mr. Noel responds things are being handled, Dan Anzalone has been stellar, and is now a certified Building Inspector. Mr. O'Leary appreciates the effort and more time Mr. Noel has been putting in since Mr. DiSalvo's passing. He further stated he has received positive feedback from residents.
- Mr. Wallner appreciates Mr. Noel being flexible during the pandemic.
- Mr. Stuto inquired if the increase in new permits includes new construction, Mr. Noel responded yes. Mr. Stuto asked how many building permits are for new construction for single family homes, Mr. Noel responded 676 last year, this year is 712 for permits, which does not include all permit activity, relative to all disciplines. Mr. Stuto clarified he was looking for the number of permits for new homes, not renovations. Mr. Stuto asks out of all the permits issued for new construction, do they all get built, Mr. Noel responds they all typically get built.
- Mrs. Gonzalez inquired about the cost for the Assistant Electrical Inspector, Mr. Noel responded, \$10,400 per year and further stated the position cannot be shared with other communities.
- Mrs. Manupelli inquired about the Assistant Electrical Inspector position that was also asked for last year. Mr. Noel responded it was taken out of the budget because of the pandemic. Mrs. Manupelli asked if he has seen a decrease in the number of electrical inspections, Mr. Noel responded he still needs to meet the need of the community if the inspector goes on vacation. Mr. Noel states there were 31 less electrical permits issued and had a decrease in inspections due to the pandemic.
- Ms. Rourke states the Assistant Electrical Inspector position has existed for over nine and a half years, there have been 2 Assistant Electrical Inspectors, however, last year, due to budget constraints, it was cut from the budget and the amount was \$25,000 for the position, the Public Safety Director and the Building Inspector determined that \$10,400 would

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achieve the needs. Mrs. Manupelli asked what \$10,400 would give us; how many hours/week, how many inspections/week. Mr. Noel responds it would cost between \$30-50.00 per hour and it would be difficult to get someone on board without paying them a decent salary; other communities are having the same issues. He is hoping this salary would cover approximately 100 hours. The Public Safety Director responded it would cover about 15 hours per week based upon \$35/hour.

- Mr. Mills states there will need to be an adjustment on page 260 on the PDF file.
- Mr. O'Leary thanks the Building Commissioner for working with Pulte to facilitate the continuing building of the facility, the faster it gets built, the more revenue coming into the Town. Even with the decrease in physical inspections the pictures and videos should be categorized as inspections, and as for the \$10,400, obviously it is necessary and is half of what we were paying 2 years ago in relation to meeting the needs of the Community. He is in support of the \$10,400 position.
- Ms. Rourke stated the Town Administrator, and the Public Safety Director discussed putting a lump sum of \$10,400 into the budget, the old hourly rate Mr. Mills referred to was left on the spreadsheet in error. There are no set hours for the Assistant Electrical Inspector. The lump sum is intended to be spend over the course of FY2022, it will not be a benefitted position.
- Mrs. Manupelli suggested talking to other communities about sharing the Inspector; a shared employee amongst the Town's in a per diem manner.

TOWN CLERK

Town Clerk, Barbara Stats presented her budget (see attached). Comments as follows:

- Mr. O'Leary states the timing and stress hit at the worst time with elections, primary's, and early and mail-in voting, things that have never been encountered before and everything was handled great. People were able to vote easy. He applauded election workers and staff. The challenges were unimaginable with indoor and outdoor Town Meetings, and she did a great job on top of the normal workload. He inquired about implementing or making changes for early and mail-in voting and what the costs would be. He suggested looking into this now rather than a year or 2 from now. He further stated everything was handled masterfully. Ms. Stats responded she is in support of mail in ballots on a state level, not on a local level. She further stated it would be better if it was across the board, state wide, there are different needs depending on the demographics of the community. Mr. O'Leary responded if they make it mandatory, the State owns the cost.
- Mr. Wallner stated Ms. Stats is on the front line of the Democratic process and expresses his sincere appreciation thank thanks her for everything in she has done in a difficult year.
- Mrs. Gonzalez stated Ms. Stats made it easy to vote during the elections and her and her staff always step up to the plate.
- Mr. Stuto thanks Ms. Stats for all her work.
- Mrs. Manupelli inquired if the budget fluctuates from year to year. Ms. Stats responded yes, it depends on elections. Mrs. Manupelli thanked Ms. Stats for all her efforts.
- Mrs. Hurlbut and Mr. Gamer thank Ms. Stats.

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- Mr. Johnson inquired if work in the office has slowed down due to COVID. Ms. Stats responded no, it is busier than ever. Mr. Johnson inquired if the same volume of licenses are being processed. Ms. Stats responded yes.
- Mr. Kelliher and Mr. Mill thanked Ms. Stats.
- Mr. O'Leary gave an honorable mention to Gloria Mastro, who passed away this year and was on the Board of Registrars. Ms. Stats responded she was a joy to have.

VETERANS

Veterans Agent Susan Magner spoke of her efforts and services provided to Veterans over the past year. Comment as follows:

- Mrs. Manupelli clarified the increase the budget is for the restoration of a clerical position to assist her at a salary of \$21,421 per year. Ms. Magner responded yes, everything else is level funded.
- Mr. O'Leary states Veterans outreach and counseling has been critical and comforting. He has heard from members of the community about Ms. Magner facilitating getting them the benefits they are eligible for and her number of clients have quadrupled. He further states her office deserves the Board's support and the Veterans are lucky to have you.
- Mr. Stuto thanks Ms. Magner and states Veterans are underappreciated. He appreciates everything she does.
- Mr. Wallner states he have been outside her office numerous times and her clientele is about 600 people who depend on her. She is providing a link they don't have and it is very impressive. If she needs something extra to provide consistent reliable service he is in support. He thanks Ms. Magner for all she does.
- Mrs. Gonzalez states it is not just a job, it is a passion for Ms. Magner, she is valuable and the Veterans are lucky to have her. She will always be a rock star with the Wall the Heals. She further stated if the Board can give you the help you need, they will.
- Mrs. Hurlbut, Mr. Gamer, Mr. Johnson, Mr. Bailey, Mr. Mills, and Mr. Kelliher thank Ms. Magner.
- Mrs. Manupelli states we should be funding this position. Ms. Magner does tremendous work for a tremendous population, we are lucky to have them and you.

PUBLIC COMMENT

None.

TOWN ADMINISTRATOR'S REPORT

See Attached. Topics discussed:

- Paying bills online – fees no longer being waived.
- Police Department advisory about tax return scams.
- Recommendations for boards/commission/ and committees.
- IT Director, Matt Cooper last day, Brian Carter Acting Director.
- 2 Grants for Student Awareness for Fire Education (SAFE)
- Recording Secretary, Jane Brooks' resignation.
 - o The Board Members and Town Administrator express their thanks to the Recording Secretary for being a good servant to the Town.

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BOARD MEMBER REPORTS/OLD AND NEW BUSINESS

Mr. Stuto:

- Pulte is going before ZBA on Thursday and Pulte wanted him to relay to the Board that they are prepared to go to 15% on affordable units, not 20%. He is looking for a consensus from the Board. Comments as follows:
 - o Mr. Wallner thinks 20% is a fair ask.
 - o Mr. O'Leary thinks 20% is a reasonable ask and leaves it up to the ZBA to make a reasonable decision.
 - o Mrs. Gonzalez is comfortable with 15%.
 - o Mr. Stuto thought the letter that was sent to Pulte was strong and they met us more than half way, unsolicited. He looks at 15% as a win.
 - o Mrs. Manupelli thinks it's good, their willingness to move it to 15% is important to the Town and important to the Board, even if it's a majority consensus, it is important to convey.
 - o Mr. O'Leary states he appreciates their willingness to move, it's a big ask of us from them and we are willing to assist them in making up for the shortfall and they should help us meeting our affordable housing needs.
- Mrs. Gonzalez states this is not a benchmark for going forward, it's a separate thing, and we can do a little give and take on it. Going forward she is fine with expecting 20%.
- o Mr. Stuto talking about expanding affordable housing it should be 100% ZBA independent. He disagrees with the all or nothing approach.
 - o Mr. O'Leary stated the Town is not obligated to grant their request. This is a business decision on their part, not our part, we have factored nothing into our revenue stream for any additional units.
 - o Mrs. Manupelli states there is a majority of the Board to accept the 15% offered.

Mrs. Gonzalez:

- Gave out George Souza scholarships. Geri Farrelly and her created magnets and donated money to Mr. Souza's family. Dascoli's pizza is going out of business and had scholarship money. Nominations were requested for residents who give back to the Town, give to others, and make people feel good. Winners were: Laina Simone, Penny Esposito, Emma Forristall and Ray Tawk.

Mr. Wallner:

- Updated the audience on Carr's Hallmark and the tentative plan for the Board to support Carr's and their efforts to stay in their location. Rita Mullin and Joyce Davis are aware of the Board's show of support. They have a 60 day extension of their lease to sell off their inventory. He encourages the residents to shop there. There are no plans as of now for another location. He will keep the Board updated.

Mrs. Manupelli: No Comment.

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MADAM CHAIR, I MR. STUTO MOVE TO ADJOURN.

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

VOTE: 5-0 (UNANIMOUS)

ADJOURN: 10:26 P.M.

DATE

VINCENZO STUTO, CLERK