

**MINUTES OF THE SELECT BOARD MEETING**  
**MONDAY, May 10, 2021**

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Chairwoman Manupelli called the meeting to order at 7:15 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 7:15 p.m.

Members recite the Pledge of Allegiance.

Chairwoman Manupelli stated the first order of business is the proclamation of Older Americans Month and welcomed Mrs. Prenney.

Mrs. Prenney proceeds to say:

-Thank you and nice to see everyone and explained how it's Older American's Month and this year has been very different year for older Americans. She appreciates the reading of the proclamation as the older American's are our heroes and so resilient being double vaccinated already.

**#3. PROCLAMATION: OLDER AMERICANS MONTH**

MADAM CHAIR, I MOVE TO PROCLAIM MAY, 2021 AS OLDER AMERICANS MONTH IN NORTH READING AND TO READ THE ATTACHED PROCLAMATION.

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)

- Chairwoman Manupelli agreed as well and noted too how hard the year has been and how hard Mrs. Penney staff has worked during the pandemic to coordination rides and appointments and further stated that this year it is even more of special and a great opportunity to recognize our seniors in North Reading.

Mr. Stuto read the Proclamation.

**MINUTES OF THE SELECT BOARD MEETING**  
**MONDAY, May 10, 2021**

---

Mrs. Gonzalez wanted to add that she went to the Horseshoe earlier today for an event for Walter and Lorraine Fitzmaurice who are moving from North Reading after 60 years. She wished them well and thanked the Lee Family for hosting the party.

**#4. SIGN BANS AND BONDS**

Chairwoman Manupelli moved to next agenda item to sign the Bans and Bonds. Noted Mrs. Maryann MacKay, Treasurer/Collector, was in attendance.

Town Administrator, Michael Gilleberto indicated that the Treasury was bringing a \$4.1 million dollar General Obligation Municipal Purpose Bond offering for which we received four bids and will review the findings and the action the board needs to take.

Mrs. Maryann MacKay began her presentation. (See Select Board Packet)

-Town Administrator, Michael Gilleberto added we had a rating call in April and they did affirm our Bond Rating as AA2 and rating for short term debt at MIG-1. This is reflective of our long term credit quality with our moderate size tax base with above average resident wealth and incomes and adequate financial position and manageable long-term debt liabilities including debt pensions and OPEB.

-Mr. O'Leary spoke regarding Mill Street property, short-term borrowing should we effectuate the ability to sell property. Can we earmark those fund to pay off the note?

- Mrs. Maryann MacKay answered yes, the BAN is only out for one year. We knew we were trying to sell off a portion of that land so we did not want to go permanent with that land. If we do sell we will payoff band when it's due next May 27, 2022.

-Mr. O'Leary is that our intention?

-Ms. Elizabeth Rourke added that is the intent and why we have carried it on a band. Had it gone long-term we would not be able to use the proceeds to take care of that. Essentially what proceeds we get from sale we will put toward the band. Please note we have been paying down the band from water enterprise department budget.

**MINUTES OF THE SELECT BOARD MEETING**  
**MONDAY, May 10, 2021**

---

MADAM CHAIR, I MOVE THAT THE BOARD VOTE AS FOLLOWS:

VOTED: THAT THE SALE OF THE \$3,480,000 GENERAL OBLIGATION MUNICIPAL PURPOSE LOAN OF 2021 BONDS OF THE TOWN DATED MAY 27, 2021 (THE “BONDS”), TO ROBERT W. BAIRD & CO., INC. AT THE PRICE OF \$4,007,707.86 AND ACCRUED INTEREST IS HEREBY APPROVED AND CONFIRMED. THE BONDS SHALL BE PAYABLE ON MAY 15 OF THE YEARS AND IN THE PRINCIPAL AMOUNTS AND BEAR INTEREST AT THE RESPECTIVE RATES, AS FOLLOWS:

| <u>Year</u> | <u>Amount</u> | <u>Interest<br/>Rate</u> | <u>Year</u> | <u>Amount</u> | <u>Interest<br/>Rate</u> |
|-------------|---------------|--------------------------|-------------|---------------|--------------------------|
| 2022        | \$295,000     | 5.00%                    | 2029        | \$250,000     | 5.00%                    |
| 2023        | 280,000       | 5.00                     | 2030        | 250,000       | 5.00                     |
| 2024        | 275,000       | 5.00                     | 2031        | 200,000       | 4.00                     |
| 2025        | 275,000       | 5.00                     | 2034        | 280,000       | 2.00                     |
| 2026        | 265,000       | 5.00                     | 2037        | 265,000       | 2.00                     |
| 2027        | 255,000       | 5.00                     | 2041        | 340,000       | 2.00                     |
| 2028        | 250,000       | 5.00                     |             |               |                          |

FURTHER VOTED: THAT THE BONDS MATURING ON MAY 15, 2034, MAY 15, 2037 AND MAY 15, 2041 (EACH A “TERM BOND”) SHALL BE SUBJECT TO MANDATORY REDEMPTION OR MATURE AS FOLLOWS:

| <u>TERM</u> | <u>BOND</u> | <u>DUE</u>    | <u>MAY</u> | <u>15,</u> | <u>2034</u> |
|-------------|-------------|---------------|------------|------------|-------------|
| <u>YEAR</u> |             | <u>AMOUNT</u> |            |            |             |
| 2032        |             | \$95,000      |            |            |             |
| 2033        |             | 95,000        |            |            |             |
| 2034*       |             | 90,000        |            |            |             |

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\*Final Maturity

**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, May 10, 2021**

---

| <u>TERM</u> | <u>BOND</u> | <u>DUE</u>    | <u>MAY</u> | <u>15,</u> | <u>2037</u> |
|-------------|-------------|---------------|------------|------------|-------------|
| <u>YEAR</u> |             | <u>AMOUNT</u> |            |            |             |
| 2035        |             | \$90,000      |            |            |             |
| 2036        |             | 90,000        |            |            |             |
| 2037*       |             | 85,000        |            |            |             |

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\*Final Maturity

| <u>TERM</u> | <u>BOND</u> | <u>DUE</u>    | <u>MAY</u> | <u>15,</u> | <u>2041</u> |
|-------------|-------------|---------------|------------|------------|-------------|
| <u>YEAR</u> |             | <u>AMOUNT</u> |            |            |             |
| 2038        |             | \$85,000      |            |            |             |
| 2039        |             | 85,000        |            |            |             |
| 2040        |             | 85,000        |            |            |             |
| 2041*       |             | 85,000        |            |            |             |

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\*Final Maturity

FURTHER VOTED: TO APPROVE THE SALE OF A \$5,535,577 1.50 PERCENT GENERAL OBLIGATION BOND ANTICIPATION NOTE OF THE TOWN DATED MAY 27, 2021, AND PAYABLE MAY 27, 2022 (THE “NOTE”), TO JEFFERIES LLC AT PAR AND ACCRUED INTEREST PLUS A PREMIUM OF \$71,519.66.

FURTHER VOTED: THAT IN CONNECTION WITH THE MARKETING AND SALE OF THE BONDS, THE PREPARATION AND DISTRIBUTION OF A NOTICE OF SALE AND PRELIMINARY OFFICIAL STATEMENT DATED APRIL 22, 2021, AND A FINAL OFFICIAL STATEMENT DATED MAY 5, 2021 (THE “OFFICIAL STATEMENT”), EACH IN SUCH FORM AS MAY BE APPROVED BY THE TOWN TREASURER, BE AND HEREBY ARE RATIFIED, CONFIRMED, APPROVED AND ADOPTED.

FURTHER VOTED: THAT IN CONNECTION WITH THE MARKETING AND SALE OF THE NOTES, THE PREPARATION AND DISTRIBUTION OF A NOTICE OF SALE AND PRELIMINARY OFFICIAL STATEMENT DATED APRIL 22, 2021, AND A FINAL OFFICIAL STATEMENT DATED MAY 5, 2021, EACH IN SUCH FORM AS MAY BE APPROVED BY THE TOWN TREASURER, BE AND HEREBY ARE RATIFIED, CONFIRMED, APPROVED AND ADOPTED.

**MINUTES OF THE SELECT BOARD MEETING**  
**MONDAY, May 10, 2021**

---

FURTHER VOTED: THAT THE BONDS SHALL BE SUBJECT TO REDEMPTION, AT THE OPTION OF THE TOWN, UPON SUCH TERMS AND CONDITIONS AS ARE SET FORTH IN THE OFFICIAL STATEMENT.

FURTHER VOTED: THAT THE TOWN TREASURER AND THE SELECT BOARD BE, AND HEREBY ARE, AUTHORIZED TO EXECUTE AND DELIVER A CONTINUING AND SIGNIFICANT EVENTS DISCLOSURE UNDERTAKINGS IN COMPLIANCE WITH SEC RULE 15C2-12 IN SUCH FORMS AS MAY BE APPROVED BY BOND COUNSEL TO THE TOWN, WHICH UNDERTAKINGS SHALL BE INCORPORATED BY REFERENCE IN THE BONDS AND NOTES, AS APPLICABLE, FOR THE BENEFIT OF THE HOLDERS OF THE BONDS AND NOTES FROM TIME TO TIME.

FURTHER VOTED: THAT WE AUTHORIZE AND DIRECT THE TOWN TREASURER TO ESTABLISH POST ISSUANCE FEDERAL TAX COMPLIANCE PROCEDURES AND CONTINUING DISCLOSURE PROCEDURES IN SUCH FORMS AS THE TOWN TREASURER AND BOND COUNSEL DEEM SUFFICIENT, OR IF SUCH PROCEDURES ARE CURRENTLY IN PLACE, TO REVIEW AND UPDATE SAID PROCEDURES, IN ORDER TO MONITOR AND MAINTAIN THE TAX-EXEMPT STATUS OF THE BONDS AND NOTES AND TO COMPLY WITH RELEVANT SECURITIES LAWS.

FURTHER VOTED: THAT ANY CERTIFICATES OR DOCUMENTS RELATING TO THE BONDS AND THE NOTES (COLLECTIVELY, THE "DOCUMENTS"), MAY BE EXECUTED IN SEVERAL COUNTERPARTS, EACH OF WHICH SHALL BE REGARDED AS AN ORIGINAL AND ALL OF WHICH SHALL CONSTITUTE ONE AND THE SAME DOCUMENT; DELIVERY OF AN EXECUTED COUNTERPART OF A SIGNATURE PAGE TO A DOCUMENT BY ELECTRONIC MAIL IN A ".PDF" FILE OR BY OTHER ELECTRONIC TRANSMISSION SHALL BE AS EFFECTIVE AS DELIVERY OF A MANUALLY EXECUTED COUNTERPART SIGNATURE PAGE TO SUCH DOCUMENT; AND ELECTRONIC SIGNATURES ON ANY OF THE DOCUMENTS SHALL BE DEEMED ORIGINAL SIGNATURES FOR THE PURPOSES OF THE DOCUMENTS AND ALL MATTERS RELATING THERETO, HAVING THE SAME LEGAL EFFECT AS ORIGINAL SIGNATURES.

FURTHER VOTED: THAT EACH MEMBER OF THE SELECT BOARD, THE TOWN CLERK AND THE TOWN TREASURER BE AND HEREBY ARE, AUTHORIZED TO TAKE ANY AND ALL SUCH ACTIONS, AND EXECUTE AND DELIVER SUCH CERTIFICATES, RECEIPTS OR OTHER DOCUMENTS AS MAY

**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, May 10, 2021**

---

BE DETERMINED BY THEM, OR ANY OF THEM, TO BE NECESSARY OR  
CONVENIENT TO CARRY INTO EFFECT THE PROVISIONS OF THE  
FOREGOING VOTES.

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)

**#5. REVIEW UPDATED FY2022 REVENUE/EXPENSE PLAN – VOTE FY22  
BUDGET**

**#6. FY2022 Operating Budget Informational Hearing**

Ms. Elizabeth Rourke presented a slide show of FY2022 Revenue Plan/ Budge Update- (See Select Board Packet)

Town Administrator, Michael Gilleberto: RE: Free cash-I would just say, as we transition to the next part of the discussion you know you clearly can see that the numbers went up. We know we came up with a plan that stretches a bit of our resources and our reliance on free cash. In order to preserve things, to the extent that we can it did affect our approach in terms of recommending the timing on some of the recommendations for the budget for FY22 and I believe the Finance Director is going to go through that.

Town Administrator Michael Gilleberto: RE: Salary pool- We basically ended up restoring the positions that were funded as part of the FY2020 budget. We had to make decisions mid-year either not to fill them or to hold them vacant but not to proceed with any further additions at this point in time. The one thing I will note is that we know the recreation enterprises is in a tough spot right now, they asked for an increase in subsidy, we are recommending that. I do believe that that's something that may be a candidate for one time reliance on federal funding if we choose that that is appropriate, and we do expect to their revenues are going to rebound and it could be, as soon as the summer, but they really won't know that until they get through the spring season.

**MINUTES OF THE SELECT BOARD MEETING**  
**MONDAY, May 10, 2021**

---

Town Administrator, Michael Gilleberto: RE: Trash Fee- The residents who have expressed an interest in the matter and the Community as a whole we are looking for another structure of the trash program and the way we finance it. We know we've been given some information from the Department of revenue and we're reviewing that with Town Counsel. You know if there needs to be any sort of adjustment which I'm not certain that that will be the case will recommend that at a later time and whether that occurs, as an amendment to a motion on the budget or in some other form the board can decide at that point, but right now we're recommending the budget as it's been discussed, since the Saturday budget hearing and reflecting the trash fee. That was voted by the board, a few weeks ago, as well, but I do want the board to know that we are looking into that matter, but we just don't have any firm, modifications to recommend at this point in time. We're not certain any will be required either.

Chairwoman Manupelli: How do we account for the trash in how we spend it in a general sense when we get revenue in there's a split between the total receipts between the school for school operating costs and the town in generally speaking that's in the 60/40 some 70/30+ range annually. How are we accounting for the trash fee is we had separated that out as a separate enterprise fund that dollar for dollar goes completely toward the cost of the trash program and we don't give any of those revenues over to the school for using its operating budget is that right?

Michael Gilleberto: That is correct

Chairwoman Manupelli reads notice for the Fiscal Year 2022 Budget Informational Hearing.

**#7. Receive Recommendations of CIPC/Review/Approve Capital Plan**

Finance Director, Elizabeth Rourke: There will be one item added to general government capital items and that will need a vote of the Capital Improvement Planning Committee, as well as some dollar amount changes to the Hillview Enterprise Capital requests. We've seen some uptake in prices on some of the equipment that they had first submitted back in December, and I was notified today that those have increased, so there is some adjustments to what you have in your packet. I will share my screen and bring up those changes after Mr. Kelliher's report

Chairwoman Manupelli reads notice F/Y 2022 Capital Acquisition Recommendation (see Select Board Packet)

Donald Kelliher, CIPC presented F/Y 2022 Capital Acquisition Recommendation

**MINUTES OF THE SELECT BOARD MEETING**  
**MONDAY, May 10, 2021**

---

Mr. O'Leary: I didn't have the opportunity to sit through all the discussions and see all the presentations that a little second guessing here in relation to the intersection study and analysis and \$115,000 how that would be more of a priority than some of the other items? I have sat on the Capital Improvement Planning Committee and a lot of time and effort is put in and it's an interesting process in relation to reading it, I understand how it works so again, I appreciate all the time that's been put into it and also you know for the department heads and everybody has been in there, advocating it's difficult to maintain our facilities and be able to pay for it. The Damon Tavern and Senior Center exterior is in a tremendous need of repair and upgrading and I'm glad to see that they'll be prioritized by the committee, so again, I appreciate all your efforts and everything that you put into it in terms of supporting it, thank you.

Rich Wallner, Select Board: I have just one question regarding the turf field, are we talking about a new (field). I know you're not going to fund it this year but we talked about the football field, needs to be replaced or repaired it?

Donald Kelliher, CIPC: It will need to be replaced it, it is approaching the end of its useful life, whether that's next year or the year after it is approaching. The bids that they got this year that they shared with the committee. Have a life of somewhere around 10 years. The study will be done again next year.

Ms. Abigail Hurlbut, CIPC: Am I correct in saying that Representative Jones secured some amount of money towards intersection?

Town Administrator Michael P. Gilleberto: Yes, that is correct, Representative Jones did secure and earmark appropriations for the intersection analysis and also for I believe device replacement in the public schools as well, so those may be resources that defray the need for that capital project should they survive the Senate and ultimately the conference committee approved budget.

Town Administrator Michael P. Gilleberto: I would move that we modify the recommendation to the Select Board for the fiscal year Capital Improvement Plan to add sidewalk repair/tree removal for DPW engineering, the amount of \$75,000 to be funded with free cash. Also to modify the Hillview projects as follows: Increase The Greens speed roller to \$24,000, increase The Greens aerator to \$32,000 increase, The Greens walking mowers to \$39,000, increase The Greens triplex or similar mowers to \$45,000, increase cart path paving and related costs to \$65,000 and add bunker restructuring in the amount of \$20,000. And amend water enterprise capital requests to make \$105,000 of that is to be funded with Water Infrastructure Stabilization Fund and the authorization to borrow is \$2,094,379. The Capital Improvement Planning Committee approved the motion.

**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, May 10, 2021**

---

MADAM CHAIR, I MOVE TO RECOMMEND TO TOWN MEETING THE FY2022 CAPITAL EXPENDITURES AS RECOMMENDED BY THE CAPITAL IMPROVEMENT PLANNING COMMITTEE AS AMMENDED.

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)

**PUBLIC COMMENT**

Elizabeth Coolidge Stoltz: Joined the meeting to speak about the 40B proposal for 20 Elm Street. She spoke of the fact that town filed for safe harbor in August 2019 and we are now entering the end game for adjudication of the town's safe harbor claim. No developer had ever before actually questioned the state's numbers or their credibility or their accuracy and providing those numbers. But that developer and his lawyer started by stating in the initial appeal that they noted that North Reading has a large number of group homes, this is subsidized housing for the most vulnerable disabled citizens among us, including my only child. No one whose family member lives in one of those homes was notified it was not made public, I only found out because I went to those documents to look, they are public record, they are on the town website. We should be doing everything in our power to have inclusive permanent housing added in locations that matter that's why we got a state approved affordable housing plan.

Please let us not lose on this when we are so close to having a determination made only because someone who has more power, more money and doesn't care is willing to spend what it takes to trample the rights of people who have no voices sometimes literally, please, and thank you for your time.

Chairwoman Manupelli: Wanted to assure Mrs. Stoltz that the concerns have been brought to the attention of counsel and the town is determined to protect the rights of its citizens. The rest of the Select Board agreed in turn.

**#9. 148-150 Park Street Development/Zoning Proposal**

Attorney Brad Latham RE: Senior Housing Overlay Zoning District: Attorney Latham proceeded to present slideshow (see attached)

**MINUTES OF THE SELECT BOARD MEETING**  
**MONDAY, May 10, 2021**

---

Mr. O'Leary: Applauded the continuing effort to gain support beforehand and again be as transparent as they could before somebody takes the action on it, so thank you for your presentation, thank you for your thoughtfulness, your outreach, appreciate it, thank you.

Mrs. Gonzalez: Appreciated Mr. Latham addressing her questions in his presentation.

Mr. Waller: I'm glad to hear that it's going to be a special permit, I still would like to know more details when you have those before it gets a town meeting. The other thing I'll just let you know is that there is a very good chance that the Senior Center at some point will be become an Intergenerational Community Center and not at this particular location, so you should just be aware of that.

Mr. Stuto: Agreed Atty. Latham answered many of his questions as well and thanks him.

Chairwoman Manupelli: Additionally agreed and appreciated the clear slide demonstration presented

Mr. O'Leary: Have we gotten a formal recommendation from the Planning Commission?

Ms. Danielle McKnight: Proceeded to confirm and recommend Article 30. Administration discussed several points to be handled in the motion

Attorney Brad Latham further explained the proposal for marketing units with local preference.

**#10. Review/Discuss June Town Meeting Warrant Articles – Vote Recommendations**

**ARTICLE 1 - FY2021 BUDGET AMENDMENT**

MADAM CHAIR, I MOVE TO RECOMMEND AT TOWN MEETING ARTICLE 1 - FY2021 BUDGET AMENDMENT

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)

**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, May 10, 2021**

---

**ARTICLE 2 – FUND FY2021 SNOW AND ICE DEFICIT**

MADAM CHAIR, I MOVE TO RECOMMEND ARTICLE 2 – FUND FY2021 SNOW AND ICE DEFICIT.

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)

**ARTICLE 3 – FY 2021 APPROPRIATE FUNDS TO CAPITAL IMPROVEMENT STABILIZATION FUND**

MADAM CHAIR, I MOVE TO RECOMMEND ARTICLE 3 – FY 2021 ARTICLE APPROPRIATE FUNDS TO CAPITAL IMPROVEMENT STABILIZATION FUND.

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)

**ARTICLE 4 – FY 2021 TRANSFER FUNDS TO WATER STABILIZATION FUND**

MADAM CHAIR, I MOVE TO RECOMMEND ARTICLE 4– FY 2021 TRANSFER FUNDS TO WATER STABILIZATION FUND.

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 |

**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, May 10, 2021**

---

VOTE: 5-0 (UNANIMOUS)

**ARTICLE 5 – FY 2021 APPROPRIATE MONEY TO STABILIZATION FUND**

MADAM CHAIR, I MOVE TO RECOMMEND AT TOWN MEETING ARTICLE 5 – FY 2021 APPROPRIATE MONEY TO STABILIZATION FUND.

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)

**ARTICLE 6– FY 2021 TRANSFER FUNDS TO OTHER POST EMPLOYMENT BENEFITS LIABILITY TRUST FUND**

MADAM CHAIR, I MOVE TO RECOMMEND AT TOWN MEETING ARTICLE 6 – FY 2021 TRANSFER FUNDS TO OTHER POST EMPLOYMENT BENEFITS LIABILITY TRUST FUND.

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)

**ARTICLE 7 – FY2021 TRANSFER FUNDS TO SOLID WASTE STABILIZATION FUND**

MADAM CHAIR, I MOVE TO RECOMMEND AT TOWN MEETING ARTICLE 7 – FY2021 TRANSFER FUNDS TO SOLID WASTE STABILIZATION FUND.

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)

**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, May 10, 2021**

---

**ARTICLE 8 – FY2021 APPROPRIATE FUNDS TO PARTICIPATING FUNDING  
ARRANGEMENT FUND**

MADAM CHAIR, I MOVE TO RECOMMEND AT TOWN MEETING ARTICLE 8 -  
APPROPRIATE FUNDS TO PARTICIPATING FUNDING ARRANGEMENT FUND.

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)

**ARTICLE 9 – SELECT TOWN OFFICERS**

MADAM CHAIR, I MOVE TO RECOMMEND ARTICLE 9 – SELECT TOWN OFFICERS.

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)

**ARTICLE 10 – HEAR AND ACT ON REPORTS OF TOWN OFFICERS AND  
COMMITTEES**

MADAM CHAIR, I MOVE RECOMMEND ARTICLE 10 – HEAR AND ACT ON REPORTS OF  
TOWN OFFICERS AND COMMITTEES.

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)

**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, May 10, 2021**

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**ARTICLE 11 – AUTHORIZE DIRECTOR OF PUBLIC WORKS TO ACCEPT EASEMENTS**

MADAM CHAIR, I MOVE TO RECOMMEND ARTICLE 11 – AUTHORIZE DIRECTOR OF PUBLIC WORKS TO ACCEPT EASEMENTS.

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)

**ARTICLE 12 – AUTHORIZE TREASURER TO ENTER INTO COMPENSATING BALANCE AGREEMENTS**

MADAM CHAIR, I MOVE TO RECOMMEND ARTICLE 12 - AUTHORIZE TREASURER TO ENTER INTO COMPENSATING BALANCE AGREEMENTS

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)

**ARTICLE 13 – AUTHORIZE CHAPTER 90 HIGHWAY CONSTRUCTION**

MADAM CHAIR, I MOVE TO RECOMMEND ARTICLE 13 – AUTHORIZE CHAPTER 90 HIGHWAY CONSTRUCTION.

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)

**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, May 10, 2021**

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**ARTICLE 14– PRIOR YEAR BILLS**

MADAM CHAIR, I MOVE TO RECOMMEND AT TOWN MEETING ARTICLE 14 – PRIOR YEAR BILLS.

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)

**ARTICLE 15 – ESTABLISH CELL TOWER RECEIPTS FUND**

MADAM CHAIR, I MOVE TO RECOMMEND ARTICLE 15 – ESTABLISH CELL TOWER RECEIPTS RESERVE FUND.

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)

**ARTICLE 16 – FY2022 OPERATING BUDGET**

MADAM CHAIR, I MOVE TO RECOMMEND ARTICLE 16 - FY2022 OPERATING BUDGET.

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)

**ARTICLE 17 – FUND RETIREMENT OBLIGATIONS**

**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, May 10, 2021**

---

MADAM CHAIR, I MOVE TO RECOMMEND ARTICLE 17 – FUND RETIREMENT OBLIGATIONS.

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)

**ARTICLE 18–APPROPRIATE FUNDS TO OTHER POST EMPLOYMENT BENEFITS  
LIABILITY TRUST FUND**

MADAM CHAIR, I MOVE TO RECOMMEND ARTICLE 18 – APPROPRIATE FUNDS TO OTHER POST EMPLOYMENT BENEFITS LIABILITY TRUST FUND.

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)

**ARTICLE 19 – TRANSFER FUNDS TO SCHOOL DISTRICT RESERVE FUND FOR  
UNANTICIPATED/UNBUDGETED COSTS FOR SPECIAL EDUCATION, OUT-OF-  
DISTRICT TUITION OR TRANSPORTATION**

MADAM CHAIR, I MOVE TO RECOMMEND ARTICLE 19 – TRANSFER FUNDS TO SCHOOL DISTRICT RESERVE FUND FOR UNANTICIPATED/UNBUDGETED COSTS FOR SPECIAL EDUCATION, OUT-OF-DISTRICT TUITION OR TRANSPORTATION.

MOTION BY MR. STUTO

SECONDED BY MR. O’LEARY

|           |           |     |
|-----------|-----------|-----|
| VOTED BY: | MR. STUTO | AYE |
|-----------|-----------|-----|

**MINUTES OF THE SELECT BOARD MEETING**  
**MONDAY, May 10, 2021**

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

VOTE: 5-0 (UNANIMOUS)

**ARTICLE 20 – RESCIND AUTHORIZATION TO BORROW**

MADAM CHAIR, I MOVE TO RECOMMEND AT TOWN MEETING ARTICLE 20 – RESCIND AUTHORIZATION TO BORROW.

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)

**ARTICLE 21 – FY 2022 CAPITAL EXPENDITURES**

MADAM CHAIR, I MOVE TO RECOMMEND ARTICLE 21 – FY 2022 CAPITAL EXPENDITURES.

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)

**ARTICLE 22 – FY2022 APPROPRIATE FUNDS TO PARTICIPATING FUNDING ARRANGEMENT FUND**

MADAM CHAIR, I MOVE TO RECOMMEND AT TOWN MEETING ARTICLE 22 - APPROPRIATE FUNDS TO PARTICIPATING FUNDING ARRANGEMENT FUND.

MOTION BY MR. STUTO

SECONDED BY MR. O'LEARY

|           |           |     |
|-----------|-----------|-----|
| VOTED BY: | MR. STUTO | AYE |
|-----------|-----------|-----|

**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, May 10, 2021**

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

VOTE: 5-0 (UNANIMOUS)

**ARTICLE 23 – FUND TOWN BUILDING REPAIRS**

MADAM CHAIR, I MOVE TO RECOMMEND ARTICLE 23 – FUND TOWN BUILDINGS REPAIRS.

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)

**ARTICLE 24 – APPROPRIATE MONEY FOR SPECIAL COUNSEL LEGAL EXPENSES**

MADAM CHAIR, I MOVE TO AT TOWN MEETING ARTICLE 24– APPROPRIATE MONEY FOR SPECIAL COUNSEL LEGAL EXPENSES.

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)

**ARTICLE 25 - APPROPRIATE MONEY FOR LEGAL EXPENSES 20 ELM STREET LITIGATION**

MADAM CHAIR, I MOVE TO RECOMMEND ARTICLE 25 - APPROPRIATE MONEY FOR LEGAL EXPENSES 20 ELM STREET LITIGATION.

MOTION BY MR. STUTO

SECONDED BY MR. O'LEARY

**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, May 10, 2021**

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

VOTE: 5-0 (UNANIMOUS)

**ARTICLE 26 – AMEND CODE OF NORTH READING: CHAPTER 66 – FINANCE – ADD SCHOOL RENTAL REVOLVING FUND**

MADAM CHAIR, I MOVE TO RECOMMEND ARTICLE 26 - AMEND CODE OF NORTH READING: CHAPTER 66 – FINANCE – ADD SCHOOL RENTAL REVOLVING FUND.

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)

**ARTICLE 27 – ESTABLISH DOLLAR AMOUNT FOR SCHOOL RENTAL REVOLVING FUND**

MADAM CHAIR, I MOVE TO RECOMMEND ARTICLE 27 - ESTABLISH DOLLAR AMOUNT FOR SCHOOL RENTAL REVOLVING FUND.

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)

**ARTICLE 28 AMEND DOLLAR AMOUNTS FOR VARIOUS REVOLVING FUNDS**

MADAM CHAIR, I MOVE TO RECOMMEND AT TOWN MEETING ARTICLE 28 - AMEND DOLLAR AMOUNTS FOR VARIOUS REVOLVING FUNDS.

MOTION BY MR. STUTO

SECONDED BY MR. O'LEARY

**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, May 10, 2021**

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

VOTE: 5-0 (UNANIMOUS)

**ARTICLE 29 – AMEND CODE – ZONING BY-LAWS – ADD SECTION SMALL CELL WIRELESS FACILITIES**

MADAM CHAIR, I MOVE TO RECOMMEND ARTICLE 29 - AMEND CODE – ZONING BY-LAWS – ADD SECTION SMALL CELL WIRELESS FACILITIES.

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)

**ARTICLE 30 – AMEND CODE: ADDITION OF SENIOR HOUSING OVERLAY ZONING DISTRICT**

MADAM CHAIR, I MOVE TO RECOMMEND AT TOWN MEETING ARTICLE 30 - AMEND CODE – ADDITION OF SENIOR HOUSING OVERLAY ZONING DISTRICT.

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)

**ARTICLE 31 – CITIZENS' PETITION: AMEND ZONING BYLAWS: MAP 18, PARCELS 13, 14 AND 15**

MADAM CHAIR, I MOVE TO RECOMMEND AT TOWN MEETING ARTICLE 31 - CITIZENS' PETITION: AMEND ZONING BYLAWS: MAP 18, PARCELS 13, 14 AND 15.

MOTION BY MR. STUTO

**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, May 10, 2021**

---

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)

**ARTICLE 32 – AMEND CODE – ZONING BY-LAWS – SECTION 200-30 ZONING MAP – 4, 12 AND 14 CONCOCORD STREET**

MADAM CHAIR, I MOVE TO RECOMMEND AT TOWN MEETING ARTICLE 32 - AMEND CODE – ZONING BY-LAWS – SECTION 200-30 ZONING MAP – 4, 12 AND 14 CONCOCORD 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)

**#11. VOTE TO SIGN JUNE 5, 2021 TOWN MEETING WARRENT**

MADAM CHAIR, I MOVE TO SIGN THE JUNE 5, 2021 TOWN MEETING WARRANT.

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)

**#12. SET STRAGETIC PLANNING AND UPCOMING MEETING SCHEDULE**

Town Administrator Michael P. Gilleberto: Outlined dates for future meetings as follows:

**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, May 10, 2021**

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|                                 |                                  |
|---------------------------------|----------------------------------|
| Monday, May 24, 2020            | Regular Board Meeting            |
| Friday June 5, 2020 @ 8:00 a.m. | Meeting prior to Town Meeting    |
| Saturday June 5, 2020           | Town Meeting                     |
| Monday June 7, 2020             | Strategic Planning Board Meeting |
| Monday June 21, 2020            | Regular Board Meeting            |
| Monday July 12, 2020            | Regular Board Meeting            |
| August TBD                      |                                  |

**#13. LEGAL BILLS**

MADAM CHAIR, I MOVE TO APPROVE LEGAL BILLS FOR MARCH, 2021 IN THE AMOUNT OF \$12,318.60 AS FOLLOWS: GENERAL \$ 7,229.10 LABOR \$ 3,393.00 20 ELM STREET \$ 1,696.50 TOTAL \$12,318.60

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)

**#14. MINUTES**

MADAM CHAIR, I MOVE TO APPROVE THE APRIL 12, 2021 REGULAR SESSION MINUTES AS WRITTEN.

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)

**MINUTES OF THE SELECT BOARD MEETING**  
**MONDAY, May 10, 2021**

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MADAM CHAIR, I MOVE TO APPROVE THE APRIL 12, 2021 EXECUTIVE SESSION MINUTES AS WRITTEN.

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)

**TOWN ADMINISTRATOR'S REPORT FOR MAY 7, 2021**

1. In response to the Board's request, I've reached out RMLD regarding the issue of biomass. Attached please find a memorandum from RMLD's General Manager. We anticipate having RMLD at a June Board meeting for a general update, including on the issue of biomass.
2. COVID-19 data from the Massachusetts Department of Public Health's weekly report is as follows:
  - a. Risk Level: yellow
  - b. Cases last 14 days: 46
  - c. % positivity last 14 days: 2.42%
  - d. Rate per 100k: 19.7
  - e. Total case count: 1,423

**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 |

**MINUTES OF THE SELECT BOARD MEETING**  
**MONDAY, May 10, 2021**

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VOTE: 5-0 (UNANIMOUS)

ADJOURN: 11:05 P.M.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
VINCENZO STUTO, CLERK