

**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, MAY 24, 2021**

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Chairwoman Manupelli called the meeting to order at 7:06 p.m. via remote participation. Participating members were Mrs. Gonzalez, Mr. Wallner, Mr. Stuto, Mr. O’Leary, and Town Administrator, Michael Gilleberto.

**#1. Executive Session**

**#2**  
Routine.

**CALL TO ORDER OPEN SESSION**

Members recite the Pledge of Allegiance.

**#3. COVID-19 Update**

Town Administrator, Michael Gilleberto proceeded to outline the most recent updates available on Covid 19. A copy of the most recent update was included in the meeting packet.

**#4. Public Comment**  
None.

**#5. Introduce DPW Director Joseph Parisi**

Town Administrator, Michael Gilleberto introduced Joe Parisi as the new DPW Director and offered background information. He also thanked Chris Deming, DPW Operations manager for wearing two hats and his added efforts to serve which Chris in turn acknowledged with a Thank you.

Joseph Parisi expressed gratitude for his new position and that even though there is a lot to get acclimated with he is happy to be part of the team.

Board Members welcomed Joseph and thanked Chris as well.

**#6. Remote Participation for Public Meetings**

Town Administrator, Michael Gilleberto began to discuss that local government is working on flushing out details of the next few weeks in regards to in-person and virtual activities with the upcoming June 15, 2021 expiring of the current protocols. He also asked the Town Clerk to be present at the meeting to assist in any questions regard the same.

Chairwoman Manupelli relayed it is her understanding that people would need to be seen and heard during a meeting and questioned whether that was the plan.

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Town Administrator, Michael Gilleberto responded that the reliable technology that is immediately available would be audio and not video at this stage. The Town would be able to provide telephonic communication.

Mr. O'Leary noted that the Mass Municipal Association is a collector of a great amount of data and experiences from across the Commonwealth and a thoughtful organization. They've come up with a short list of legislative agenda be acted on quickly, and he thinks we should be endorsing that effort.

Chairwoman Manupelli stated that endorsing a package was not on the agenda. She further detailed options that might be how the meetings would potentially look like in the next scenario.

Town Administrator, Michael Gilleberto agreed with her synopsis of the possible layout going forward.

Mr. Stuto explained that he does not support the next strategy. He feels that this Board needs to show symbolism, that "we are ready to get back to business with the business community here and the people of North Reading". He feels we can do so safely yet we do not have the technology and think that the conversation is premature because we have other issues ahead of this in person meeting issue.

Chairwoman Manupelli expressed how important the decision is because the Board is deciding not only for themselves but all other boards and committees. She needs more information and asked for clarification from Barbara Stats.

Town Clerk, Barbara Stats agreed with Chairwoman Manupelli that the Select Board is deciding for all boards and committees. Only board outside Select Board commission is the Disability Commission. Ultimately it is the Chair's decision and there are a lot of rules and guidelines to follow. On June 15 there will be no more virtual meetings period. She checked with the Division of Open Government, there is no grace period, as there is with the outdoor dining perhaps, so the ability to meet virtually is a "no" period.

Chairwoman Manupelli questioned cost of software with firm numbers.

Mr. Stuto expressed his concern with the convenience of the technology as unfair for the public but possibly convenient for the Select Board.

Chair of the School Board, Scott Buckley stated that he thinks it is not right to vote on such a topic yet as the virtual meeting have been very useful to young families in town who would otherwise be unable to attend School Committee meeting.

Town Clerk, Barbara Stats brought up the point of technical difficulties and how that could postpone meetings and cause issues in that regard.

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Chairwoman Manupelli was hoping that with this issue on the agenda, we would have a plan to comply with the law as it currently exists.

Mr. O'Leary is strongly in favor of accommodating and feels it's time to move forward.

Town Administrator, Michael Gilleberto wanted to say thank you for the feedback, and he will certainly take this information and consider the comments and monitor things with the Legislature over the next few weeks to see where it takes us for future discussion.

Chairwoman Manupelli said that there was an agreement not to vote on this matter.

Mr. Stuto wanted to clarify that that 3 people need to be in the room or you cannot have a meeting.

Town Clerk, Barbara Stats responded "yes".

**#7. Review/Discuss June Town Meeting Articles/Recommendations/Warrant Article Assignments**

Town Administrator, Michael Gilleberto referred the Board members to refer to page five of their packet and they could go through the articles one by one. (See Select Board packet pg.5)

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

MADAM CHAIR, I MOVE TO RECOMMEND PASSING OVER 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)

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

MADAM CHAIR, I MOVE TO RECOMMEND PASSING OVER 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 22 – FY2022 APPROPRIATE FUNDS TO PARTICIPATING FUNDING  
ARRANGEMENT FUND**

MADAM CHAIR, I MOVE TO RECOMMEND PASSING OVER ARTICLE 22 -  
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)

Chairwoman Manupelli wanted to go over the warrants and who would speak at town meeting on which articles. She would do Articles 1-7; Mr. O'Leary Articles 8-14; Mr. Wallner Articles 15-20; Mrs. Gonzalez Articles 21-27; and Mr. Stuto Articles 28-32.

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**#8. Meet with CPC – Joint Appointments to Economic Development Committee**

Town Administrator, Michael Gilleberto introduced the member of the Community Planning Commission there were in attendance at the meeting as follows: Mr. Warren Pearce, Jr- Chairman, Mr. Christopher Hayden-Vice Chairman, Mr. Jeremiah Johnson-Community Planning Commission and Danielle McKnight- Town Planner.

MADAM CHAIR, I MOVE TO NOMINATE THE FOLLOWING INDIVIDUALS AS MEMBERS OF THE ECONOMIC DEVELOPMENT COMMITTEE FOR THE TERMS STATED BELOW: (3 OPENINGS)

MATTHEW DUMONT

LISA EGAN

MARIA FRECCERO

CAITLIN SULLIVAN

NANCY LUDWIG

THROUGH MAY 24, 2024

Nominations were closed.

MOTION BY MR. STUTO

SECONDED BY MR. WALLNER

ROLL CALL: MR. STUTO

MRS. GONZALEZ

MR. WALLNER

MR. O'LEARY

MATTHEW DUMONT, LISA EGAN, & MARIA FRECCERO

MATTHEW DUMONT, LISA EGAN, & MARIA FRECCERO

MATTHEW DUMONT, LISA EGAN, & MARIA FRECCERO

MATTHEW DUMONT, LISA EGAN, & MARIA

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MRS. MANUPELLI	FRECCERO MATTHEW DUMONT, LISA EGAN, & MARIA FRECCERO
MR. JOHNSON	MATTHEW DUMONT, LISA EGAN, & MARIA FRECCERO
MR HAYDEN	MATTHEW DUMONT, LISA EGAN, & MARIA FRECCERO
MR. PEARCE	MATTHEW DUMONT, LISA EGAN, & MARIA FRECCERO

MADAM CHAIR, I MOVE TO JOINTLY APPOINT THE FOLLOWING INDIVIDUAL AS A  
ASSOCIATE MEMBER OF THE ECONOMIC DEVELOPMENT COMMITTEE FOR THE  
TERMS STATED BELOW:

CAITLIN SULLIVAN THROUGH MAY 24. 2024

MOTION BY MR. STUTO

SECONDED BY MR. O'LEARY

ROLE CALL: MR. STUTO	CAITLIN SULLIVAN
MRS. GONZALEZ	CAITLIN SULLIVAN
MR. WALLNER	CAITLIN SULLIVAN
MR. O'LEARY	CAITLIN SULLIVAN
MRS. MANUPELLI	CAITLIN SULLIVAN
MR. JOHNSON	CAITLIN SULLIVAN
MR HAYDEN	CAITLIN SULLIVAN
MR. PEACE	CAITLIN SULLIVAN

**#9. Town Meeting Warrant Article Informational Hearing**

Chairwoman Manupelli read the Warrant Article Informational Hearing notice.

Town Administrator, Michael Gilleberto shared his computer screen and reviewed a slide presentation regarding Town Meeting on June 5, 2021. (See attached).

Finance Director Elizabeth Rourke provided information and answered questions as they arose.

Attorney Chris Latham further detailed with a slide presentation of his own regarding Articles 30 & 31 (see attached).

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The Community Planning Commission informed the Select Board that it has voted to recommended the zoning articles for Park Street and Concord Street.

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

MADAM CHAIR, I MOVE TO RECOMMEND –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)

Mr. O’ Leary is pleased with a well presented and complete picture of information that the CPC and Attorney’s presented in their explanation that helped the Board come to a unanimous agreement.

Chairwoman Manupelli wholeheartedly agreed and second the well-presented material. Also remarked good on Mr. Wallner for recommending that residents preference too.

Attorney Jill Mann was asked to give a summary of the Citizen’s Petition for Rezoning on Concord Street ARTICLE 31.

Mr. Wallner inquired about a potential offering of space on the property for use of Parks and Rec and also a question about the increase of traffic. Attorney Mann replied that the offer was predicated on the Town not pursuing purchase of the property.

Ms. Doherty asked about the size of the building and parking which there are no real numbers yet and will be provided during site review. It was stated that there will be two lots of residential land that will be rezoned but remain occupied residential for the time being.

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

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

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)

Mr. O’Leary that he heard good things about Mr. Covello’s business practices and is in support of the process moving forward and are not concerned about the traffic implications at this time.

Mr. Stuto agreed with Mr. O’Leary and express his concern regarding traffic flow.

Mr. Warren Pearce- Chair CPC will be doing a traffic study.  
Mrs. Gonzales was also in agreement.

Chairwoman Manupelli agreed as well and concluded the informational hearing.

**#10 TOWN ADMINISTRATOR’S REPORT**

Town Administrator, Michael Gilleberto reviewed the voluntary water use restrictions.

**#11 BOARD MEMEBRS REPORT**

Mr. O’Leary had questions about the safety changes at Town Hall relating to COVID.

Town Administrator, Michael Gilleberto outlined the mask protocols are the same since January and Plexiglass additions have been placed where needed. There will not be a requirement for vaccination among employees. There are also additional cleaning measures that have been



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implemented. Employees are wearing masks throughout the town hall unless they are at their work stations.

Mr. Wallner shared his computer screen for a one minute video made by NRHS students who are members of the Social Activism Club founded by Shivi Srikanth, a junior. The video named “Black Students Lives Matter” a Public Service announcement competition that they won an award for is great message and impact.

Mrs. Gonzalez began to talk about the Putnam Property Committee. They are tying up loose ends and going to begin to fix the property hopefully in time for the Apple Festival.

Mr. Stuto’s report was on the business of North Reading and the EDC event on June 8, 2021. He is getting good responses for this event and is pleased with the data. He asks the Board to spread the word to town business owners to attend this event. Please RSVP to Lisa Egan, Danielle McKnight or himself/board members.

Chairwoman Manupelli thanked Senator Tarr, Representative Jones, Housing and Economic Development Secretary Mike Kennealy, Environmental Secretary Kathleen Theoharides and Undersecretary of Community Development Ashley Stolba. Chairwoman Manupelli participated in their visit last week at Brissontè and The Horseshoe in regards to helping North Reading business’ get on their feet post COVID-19 and what would be available to those business in the near future.

**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

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VOTE: 5-0 (UNANIMOUS)

ADJOURN: 10:02 P.M.

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DATE

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VINCENZO STUTO, CLERK