

**MINUTES OF THE SELECT BOARD MEETING
MONDAY, JULY 12, 2021**

Chair Manupelli called the meeting to order at 7:20 p.m. in Room 14 at the Town Hall in the presence of members Ms. Gonzalez, Mr. Stuto, Mr. Wallner, Mr. O'Leary and Town Administrator, Michael Gilleberto. The meeting was also accessible virtually via Zoom technology.

Members recite the Pledge of Allegiance.

Next Order of Business: Public comment.

No one is in attendance wished to speak in public comment.

**Next Order of Business: PUBLIC HEARING: ONE STOP LIQUORS-265 MAIN STREET-
ALTERATION OF PREMESIS**

Chair Manupelli read the Public Hearing Notice.

Attorney Paul Alphen introduced himself and One Stop store manager Manual Silva. Attorney Alphen sent the Select Board all the materials required and notices for the purpose of enlarging the facility to 13,000 sq. ft. Once they widen the floor plan they will be able to compete with the "big boys" Their goal is to make the customers happy and keep them shopping local.

Chair Manupelli asked Mr. Silver how many hours a week will he be working.

Mr. Silva replied 60 hours a week.

Chair Manupelli inquired that once they expand will they need to hire more employees.

Mr. Silva said yes as many as the business dictates. They currently have 12 employees but will take on as many as needed.

Mr. Stuto remarked that bigger is better and was happy that the space was available.

Mr. Gilleberto asked if they were taking over the Weight Watchers space.

Mr. Silva responded Weight Watchers and Rite Aid.

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Chair Manupelli reminded Mr. Silva that TIPS training is a requirement for all and that the manger on duty needs to remind their employees of such and express sincere caution of the NO sales of alcohol to minor's law.

Mr. Silva said it is embedded in all his employees.

Mr. O'Leary asked about the timeline for this Alteration of Premises.

Mr. Silva said barring any time delays for supplies he hopes for 6 months and they want to be up and running ASAP.

Mrs. Gonzalez is glad that he is a manager in good standing with the town.

Mrs. Manupelli asked if anyone was in favor or against the application. No comments recorded.

MADAM CHAIR, I MOVE TO APPROVE AN ALTERATION OF PREMISES FOR THE RETAIL PACKAGE GOODS STORE/ALL ALCOHOLIC BEVERAGE LICENSE FOR ONE STOP LIQUORS, INC, 265 MAIN STREET SUBJECT TO ALL REGULATORY DEPARTMENT REQUIREMENTS.

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)

Next Order of Business: PUBLIC HEARING: TRANSFER OF PACKAGE STORE/WINE & MALT BEVERAGE LICENSE JOE'S KWIK MARTS MA, LLC. D.B.A. SPEEDWAY

Chair Manupelli read the Public Hearing Notice.

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Attorney Adam Barnosky introduced himself and Speedway store manager Tyler Trendy. Attorney Barnosky was pleased to be able to have his first in person meeting. He presented a Transfer of License application for Joe's Kwik Marts Ma, LLC for the purchase of Speedway. The new owner will be CrossAmerica Partners, which is a publicly traded company. They own and operate 11,000 store across the USA and are purchasing 106 new stores 9 of which are in Massachusetts. Territory Manager Tyler Trendy is TIPS certified, U.S. citizen, Mass resident and meets the qualifications. He will be the interim manger until the transaction of time of closing. At that time they will make the request for a Change of Manager as a new manger will be named prior to the ABCC completing their initial approval process and that they will have a new application for a Change of Manager on record. Attorney Barnosky understands how important it is to the Board to know who the manager will be and stated he will keep the board in the loop at all times during the Purchase and Sale process.

Mr. Stuto asks if the store will remain the same, products etc.

Attorney Barnosky said it will remain the same in the beginning.

Mr. Stuto clarified that the business model will stay the same as we don't want to lose the convenience of the convenience store.

Mrs. Gonzalez asked if Tyler Trendy will be there every day.

Attorney Barnosky said is seems like the new manager will be brought to the Select Board before the ABCC completes the application. Mr. Trendy will oversee.

Mrs. Manupelli declared that Tyler Trendy is the proposed manager on the application.

Attorney Barnosky replied that it's a "chicken or the egg" situation as there are so many moving parts in this matter. If it was a standalone transaction it would have been much straighter forward.

Mrs. Gonzalez wanted to know will there be a manger there daily.

Attorney Barnosky said absolutely 100%, there will be a manager of record that was approved by the current board on site overseeing the sale of alcohol.

Mr. O'Leary said for the next 30 days Mr. Trendy will be there and asked where he lived.

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Mr. Trendy said Woburn, MA.

Mr. O'Leary then ask him if he planned to spend a majority of his time at the Speedway store.

Mr. Trendy answered no.

Mr. O'Leary wanted to know who would be there.

Attorney Barnosky the company will not be taking over the new store until this application is approved by the ABCC and a new manger is in place. This board will have a new change of manger request before the ABCC makes its approval.

Mrs. Manupelli asked who the manager who is working there now is.

Attorney Barnosky said the current manager may in fact be the new manager.

Mrs. Manupelli asked whether the current manger will remain as the current manger until the purchase is complete.

Attorney Barnosky said absolutely but this would be a question for the current owner to answer.

Mrs. Manupelli stated we need a responsible person there and even though Mr. Trendy is TIPS trained what his experience to manage is.

Mr. Trendy said he is more of a consultant. He oversees the tenants that they are being safe and ethical.

Mrs. Manupelli asked who is responsible.

Attorney Barnosky said Mr. Trendy will have no responsibility until the ABCC approves. All parties in place at Speedway will be in charge and the current Manager will remain in place until the transaction goes through.

Mr. Gilleberto inquired on how this sale is being funded.

Attorney Barnosky said that CrossAmerica Partners, LLC is funding a cash purchase.

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Mr. Gilleberto said we only have a utility bill in the application and we need 3 months of financials to be submitted prior to sending the application. He then suggested the Select Board could approve but the office would hold off on filing until such documents are received.

Mrs. Manupelli agreed the office could hold the packet until then.

Mrs. Manupelli opened the public comment portion of the hearing and asked if anyone was in favor or against the application. No comments recorded. Public comment portion of the hearing was then closed.

MADAM CHAIR, I MOVE TO APPROVE THE TRANSFER OF LICENSE TO JOE'S KWIK MARTS MA LLC., D.B.A. SPEEDWAY OF MASSACHUSETTS LLC., 231 MAIN STREET CONTIGENT UPON RECEIPT OF REQUISITE FINANCIAL DOCUMENTATION AS A SOURCE OF FUNDING FOR THE TRANSACTION.

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)

Next Order of Business: REVIEW FISCAL YEAR 2020 AUDIT

Mr. Gilleberto stated the Audit review is anticipated to be moved to the August 16, 2021 meeting.

Next Order of Business: DISCUSS FALL ANNUAL (OCTOBER) TOWN MEETING

Mr. Gilleberto began by saying that the Board may have seen a copy of correspondence with Town and Board council regarding moving the date from Saturday, October 2nd outdoors to Monday, October 4th indoors. Instead having a vote to delay we have been advised schedule a hearing for August 16, 2021 at 8:15 and take testimony at that time. This change would reflect 7:00 p.m. executive session, 8:00 p.m.

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regular session and 8:15 p.m. hearing. Additionally, Mr. Gilleberto reminded the Select Board that Department Board and Committee deadline for submitting warrant articles is the same day by 4:00 p.m.

MADAM CHAIR, I MOVE TO HOLD A PUBLIC HEARING ON MONDAY, AUGUST 16, 2021 AT 8:15 PM TO CONSIDER DELAYING OCTOBER TOWN MEETING TO A NEW DATE.

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)

Next Order of Business: TOWN OWNED LAND UPDATE

Mr. Gilleberto asked the Select Board to refer to the Select Board Packet. Mr. Gilleberto wanted to affirm with the Board that it is still the desire to sell these parcels. They have obtained Safe Harbor in regards to 40B and this does not affect the Elm Street projections as the number is fixed. Any decisions that would be made will not effect that number now but it could affect a future application. The GLAM number in town is above 1.5% but selling property could reduce that number in the future as every acre counts. Many of the parcels have already been voted on in previous meetings. The Town did sell in November 2020 two parcels for which the owners were instructed by the Board to draw up ANR plans. We believe the remaining properties were last considered at a February, 2020 meeting that had to be canceled due to internet issues and then Covid happened so Mr. Gilleberto questioned if the Board was still interested in these sales.

Mrs. Manupelli asked if Mr. Gilleberto could go over the lots and to put up the GIS on the main screen for group review. She also polled the Board to see if this was something they were interested in delving into at that time.

Mr. Gilleberto reiterated that the already agreed upon sales will not affect the numbers now and the current case after speaking with town counsel.

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Mr. Stuto thinks that we know where the challenge is; that the risk of any sale long-term is a “razor thin margin” and is concerned if community loses out in the current challenge. He is not interested in discussing these now.

Mr. Wallner stated that some of the parcels have already been voted on and approved and he would like to try to balance not going too far to push the safe harbor numbers and be respectful of people in the process of acquiring the parcels and waiting for the Town to complete the transaction.

Ms. Gonzalez said this is all unnerving like Mr. Stuto said we could hurt ourselves. She ask how many parcels have been approved.

Mr. Gilleberto answered that many of them were from February 2020 and late 2019.

Mr. O’Leary said firstly when it comes to GLAM he doesn’t think the community should be hiding behind GLAM to thwart the 40B. GLAM has provided the town with safe harbor. Most of the applicants have gone through the application and due to Covid were delayed. In fairness he thinks we should follow through with what has already been agreed upon. He also reminded the Board that we had a tremendous success rate with handling 40B applicants in the past and North Reading has been the example on how to handle the same.

Chair Manupelli agrees with Mr. Stuto on the “razor thin” margin and is not in favor of vacant land sales. She additionally does not want to whittle down our Town owned land. She proceeded to request that they go through each parcel.

Mr. Stuto asked if before we go through GIS can they distinguish which parcels are safe vs. unsafe.

Mr. Wallner offered contacting each person and asking if we could delay due to the 40B circumstances. If they are not in a critical situation could we pause their request?

Mrs. Manupelli ask is any were critical.

Mr. Gilleberto said none are critical.

Mr. O’Leary wanted to mention that in relation to the GLAM and the razor thin margin that this will be adjudicated very soon anyway so it is not a factor at this time. As far critical parcels, Mr. Magazzu has been waiting to hear information on his parcel and the Board should hear from him.

Mrs. Manupelli asked if these parcel were calculated in the GLAM.

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Mr. Gilleberto said that these parcels were deducted from the denominator. She again stated she wanted to see the GIS so they can proceed with best information possible and we can't proceed if they will fight us on it.

Mr. Stuto asked for valid numbers as he is a numbers guy and needs to see the numbers.

Mr. Gilleberto said we can provide that info but expect a struggle with housing appeals committee on every acre and that we have a high level on confidence at the 1.5%. A particular concern is the 70,000 sq. ft. parcel requested to be auctioned as that might expect to shift numbers. There was already a vote to auction that parcel with conjunction with a nearby parcel to sell in consideration.

Mr. Wallner suggests we not consider any new at this time so that they recalculate based on the numbers that are approved and include the Pulte properties and as the Chair suggested go through the parcels.

Chair Manupelli asked for further clarification.

Mr. Gilleberto said that the Pulte project would be a number that would some acreage be added to the numerator. He also began to work off the GIS and Town updated information sheet to give a run down.

Chair Manupelli asked Mr. Magazzu if he wanted to hear about 8 Audubon Rd.

Mr. Magazzu stated he wanted to speak about the list in front of him. He went on to remark that he has lived in North Reading for 50 years. He knows every inch of the town, Ed Nicosia has a parcel on Burroughs road and he is not adding any units. He then said that Mr. Nicosia and he are both looking at the 70K sq. ft. He has the property he bought and has paid \$35,000 in back taxes on it and \$4,500 per yr. since acquiring it. Mr. Nicosia and he were planning to split parcel 8/208 (69,696 sq. ft. lot) which is the side of a hill. He wanted to put his son there in a house 3 years ago and he has been sitting on it. He also has a piece on Redmond Ave. that is now unbuildable for him from the other residents putting in septic systems and thus creating wetlands making his lot unbuildable that has been paid for and taxes paid on as well. The Board of the past made the decision to sell him this land and now he is being told the new Board is rethinking that former decision. He was already approved and is asking the Board to stand by their decision.

Mr. Gilleberto did a review of the parcels:

Parcels 8/193 & 8/194 asked by Ed Nicosia to merge.

Chair Manupelli asked is these were buildable lots and was told it is non buildable.

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Ms. Gonzalez asked if the properties in question are the ones Mr. Magazzu was speaking of.

Mr. Magazzu said no. The property in question with Mr. Nicosia is 8/209 a very steep hill section. He already owns 8/197 (where he wants to build son's house) and was asked to buy the hill on the other side as part of original deal numbered 8/195.

Mr. Gilleberto then took up the next 2 parcels 8/195 & 8/209. He asked Mr. Magazzu at one point he owned 8/195 but under new ownership now.

Mr. Magazzu said it is owned by a corporation.

Mr. Gilleberto then clarified with Mr. Magazzu if he was asking for some or all of 8/209 and it was voted with the restriction and in the process we asked him to buy the small parcel 8/195.

Mr. Magazzu said that correct. The relaxation of the restrictions was that he wanted to put his septic system on a portion 8/209.

Chair Manupelli ask that the 8/209 was not to be used as in itself to put another building on.

Mr. Magazzu said that's correct.

Chair Manupelli asked that the other parcel was not to be used to satisfy minimum zoning or health code requirements for the construction or use of any building. 8/196 is the space he can build the house.

Mr. Gilleberto asked for why he needed the space at 8/209.

Mr. Magazzu said so he could build a garage under 8/196 and not use that area for septic.

Chair Manupelli said the condition is that no building or other structure of any kind shall be erected or maintained on the premises unless the premises is combined with the joining and in not used to create new or additional building lines.

Mr. O'Leary stated that it is already buildable but would work out better as far as layout with 8/209

Chair Manupelli asked if the acquiring of 8/209 was to expand the septic system.

Mr. Magazzu said yes.

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Mr. Gilleberto informed that the restriction that was dropped prohibited the property from being subdivided and Mr. Magazzu was going to keep some and Mr. Nicosia was going to keep some. He then reiterated what Mrs. Manupelli said about not being used as a building lot.

Chair Manupelli asked for how far up Audubon is developed at this time.

Mr. Gilleberto said lot 8/197 is last house.

Chair Manupelli remembered about the paper street and that its wetlands and cannot be built on.

Mr. Magazzu remarked it's a 50 foot drop.

Chair Manupelli asked whether there was no need for the Town to ever need that for a roadway.

Mr. Gilleberto does not believe so as it is accessed from the north. The paper street portion is the southern side.

Chair Manupelli said Parcels 8/193 & 8/194 were set to go to auction with a minimum bid set. (Minimum bid is set on the cost and the purchaser would be paying all the recording fees and costs associated with the sale including our legal fees for drawing up documents and auction etc.)

Mr. Gilleberto put to the Board and Mr. Magazzu to consider only acquiring a portion of the 8/209 (biggest lot being considered)

Mr. Magazzu said that's fine.

Mr. Gilleberto said it might complicate the transaction but it might address the concern that they all have about selling off such big piece of land at this time.

Mr. Stuto wanted to know why the Nicosia wanted to acquire the land 8/209 if its wetlands.

Mr. Magazzu says they wanted to preserve the land for environmental protection.

Mr. Stuto wanted to make sure that if we offer Mr. Magazzu a small portion of 8/209 it would not put him in a tight spot with Mr. Nicosia.

Mr. Magazzu said no.

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Ms. Gonzalez wanted to point out that the past Board did not have to deal with the GLAM and 40B when they made the previous agreement. She thinks this new deal is fair.

Mr. O'Leary asked if 10K sq. ft. would be enough.

Mr. Magazzu said yes and he will hire engineers to reevaluate at 10K sq. ft.

Mr. Gilleberto suggested that Mr. Magazzu consider the smallest amount possible needed to be combined with 8/196 and not buy 8/197.

Chair Manupelli polled the Board, and the consensus was for Mr. Magazzu to start his next steps in gathering information for an adjusted purchase of land. The Board decided to hold off on selling any other parcels as none of these sales were urgent or an emergency.

The next parcel presented to the Board was 8/224, 13 Edgewood Terrace that has driveway that passes over an affordable housing overlay.

Mr. Gilleberto agreed and added that it was a possibility through the Planning Commission to be considered for Habitat for Humanity for affordable housing.

Mr. Stuto thinks that Habitat for Humanity should take precedence over other request for purchase in his opinion.

Mr. Gilleberto went over which parcels were town owned and zoned for affordable housing. 8/237, 8/238, 8/239 & 8/224. We can come back to this section once the CPC gets a chance to look into this.

Mr. O'Leary said the CPC is making a consideration on 8/224.

Chair Manupelli polled the Board and the consensus was to hold off on a decision with these parcels. The next parcels presented to the Board were 55 & 57 Old Andover Road and 1 Bear Road. Parcels 9/54/, 9/57 & 9/58. These were voted to sell twice. Mrs. Manupelli suggested the Board look at the rest of the parcels at a later date and also to come up with a policy on conservation and divesture of land, if we don't already have one, at the strategic planning meeting.

Mr. Gilleberto noted that these last three parcels have already been voted on for sale. There were restrictions for those properties that include allowing them to be joined up with the parcel 9/53 (house lot) and would not be subdivided and not used to create another dwelling.

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Chair Manupelli polled the Board on moving forward with these 3 lots. The Select Board agreed to move to auction.

Mr. Gilleberto reminded the Board that had not voted to sell parcel 37/10. Mr. Sanchez, Jr has not contacted the Administration Department in quite some time regarding parcel 42/64

Mr. O'Leary said that Mr. Sanchez, Jr would be interested in the opportunity presented itself.

Mr. Gilleberto said that the newer requested parcels have not been considered and we do not to have to at this time due to the circumstance of the pending GLAM.

Chair Manupelli thanked Mr. Gilleberto for his time in explaining as best as he could with what he had available to him for materials that evening.

Next order of business: LEGAL BILLS

MADAM CHAIR, I MOVE TO APPROVE LEGAL BILLS FOR MAY, 2021 IN THE AMOUNT OF **\$18,184.75** AS FOLLOWS:

KOPELMAN AND PAIGE, P.C. (GENERAL)	\$ 9,000.25
KOPELMAN AND PAIGE, P.C. (LABOR)	\$ 4,504.50
20 ELM STREET 40B PROJECT	<u>\$ 4,680.00</u>
TOTAL	\$18,184.75

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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MADAM CHAIR, I MOVE TO APPROVE LEGAL BILLS FOR JUNE, 2021 IN THE AMOUNT OF **\$10,764.35** AS FOLLOWS:

KOPELMAN AND PAIGE, P.C. (GENERAL)	\$ 7,650.35
KOPELMAN AND PAIGE, P.C. (LABOR)	\$ 2,886.00
20 ELM STREET 40B PROJECT	\$ 78.00
AMERICAN ARBITRATION ASSOC.	<u>\$ 150.00</u>
TOTAL	\$10,764.35

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)

Next order of business: TOWN ADMINISTRATOR REPORT

Town Administrator, Michael Gilleberto reports he did not file a written report for this meeting but wanted to update the Board on the situation with the yellow line painting on the north side of town including Haverhill, Chestnut and North Streets. The Town's contracted line painting company did the work. This task is not done by the North Reading DPW. They had used a replacement paint that did not cure in a timely manner, usually takes 2 minutes and it did not perform as it should. We are not paying the vendor. They will be working on ways to remove the smudged paint from intersections. Residents with paint on their car should report it to the DPW so they can have the company set up a time to clean their cars at the DPW garage. To date there have been 26 reports. Mr. Gilleberto wanted to publicly thank the residents for their patience and reassure that there is a plan for the public and the Town of North Reading to rectify

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this situation.

Chair Manupelli asked if there were any questions and there were none. She then moved to Board Member reports.

Next Order of Business: BOARD MEMEBR REPORTS

Mr. O'Leary said he has a Wastewater committee meeting on the next evening and that there was going to be a significant change for waste water on rte. 114 in North Andover. They are doing some infrastructure work. MassDOT is in discussions to be able to open rte. 114 and possibly tie North Reading in and save us money. It may be a way for us to fund sewer in North Reading. If we can tie into the MassDOT project around the Merrimack College area & rte.114 to the Boston Market restaurant we can possibly move sewage up in that direction to North reading. This is an opportunity. He would like to discuss at October Town Meeting as he is going to reach out to Greater Lawrence sewer to see if the opportunity is still available as well. This is a tremendous opportunity with a bid date of 2022 and 2023 construction date. First true opportunity.

Chair Manupelli thanked Mr. Stuto, Mr. O'Leary who are on the team working on this and attending multiple meetings with the Team to get information and updates for this possibility.

Mr. O'Leary said they were working toward meeting this timetable and making sure permitting was in place in order to do so.

Chair Manupelli said that infrastructure funding can be used to put toward this if the Select Board votes to do so.

Mr. O'Leary said it's a great time if the state rips up the road. He asked when state funds would be available to use towards the above.

Mr. Gilleberto said RMLD will provide an update on August 16th.

Mr. O'Leary lastly wanted to ask that due to the abundance of rain that we likely will not be selling as much

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water. This impacts the revenue stream for the Water Department and asked if July doesn't have the usage will we revisit the water rates again.

Mr. Gilleberto said it does have a possibility to impact and we could revisit the rates in September.

Mr. Wallner brought up the UMASS Gerontology study done earlier in the year. They have first draft of slides and would like to make a presentation once completed. He is hoping to have it presented on August 16th and would like 45 minutes to do so. He believes this info will help to set up the Town of North Reading moving forward on these matters.

Chair Manupelli was not sure we would have the availability of 45 minutes and the next meeting has a heavy agenda already and asked to shorten if possible. Mr. Wallner said he would try as there is a lot of information to cover, but it would be placed on the agenda for Mr. Wallner to brief the Board at a later meeting

Mr. O'Leary wanted to say Happy Birthday to Mr. Wallner. Other Members wished Mr. Wallner Happy Birthday too.

Mr. Stuto said to piggyback off Mr. O'Leary, large projects need a catalyst and the information brought forth tonight is an opportunity for a first big step. If explained correctly is will be a slam dunk at Town Meeting. From a funds standpoint, if you read into the infrastructure bill, there is a lot of money and waste water is probably the most funded. To fix our septic issues we need 3 trillion over the next 10 yrs. If done correctly we may be able to fund up to half this project on "someone else's dime". Hard opportunity to pass up. No new business.

Chair Manupelli recalled the past discussion and deliberation on this topic over the past several years and we now have an opportunity with funding being made available so we can move full steam ahead on this. The Select Board will be prepared to mobilize.

Ms. Gonzalez has nothing new to report as her meetings are during the coming week.

Chair Manupelli will be attending the Eagle Scout ceremony for Christopher Nearing and wanted the Board

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to permit her to bring a citation from the Board to celebrate his great efforts. All were in agreement.

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)

ADJOURN: 9:34 P.M.

11/21/22
DATE



VINCENZO STUTO, CLERK