

**MINUTES OF THE SELECT BOARD MEETING
MONDAY, SEPTEMBER 20, 2021**

Chairwoman Manupelli called the meeting to order at 7:43 p.m. via remote participation. Participating members were Ms. Gonzalez, Mr. Wallner, Mr. Stuto, Mr. O'Leary, and Town Administrator, Michael Gilleberto.

CALL TO ORDER OPEN SESSION

Members recite the Pledge of Allegiance.

Chair Manupelli asked for a moment of silence to honor the passing of Bruce K. Donle on September 14, 2021. He was a 32 year member of the North Reading Police Department. His colleagues praised him for being a Community Police Officer before Community Policing even became a term. She began a moment of silence in his memory. He left his son who is a North Reading Policeman, his grandchildren and family who also are residents of North Reading. Please keep them in your thoughts and prayers.

Next Order of Business: PUBLIC COMMENT

NONE.

**Next Order of Business: PUBLIC HEARING: TRANSFER OF COMMON
VICTUALLER/ALL ALCOHOL LICENSE – BNR NORTH READING, LLC D/B/A HORSESHOE
LOUNGE**

Chair Manupelli read the Public Hearing Notice with edits as the location had changed since the Public Hearing Notice was published.

Mr. Ryan Cox introduced his brother and cousin Noah Goldstein & Bradly Atkinson. Pat and Kathy Lee were present as well. Mr. Cox gave a background on their work history in alcohol sales and management.

Mr. O'Leary asked how they anticipate being able to fill the shoes of the Lees. The Lees were so giving to the community and asked what their plans to keep the tradition alive are. Mr. O'Leary has mixed feelings because of his longstanding friendship with the Lees. He also knows that they have been vetted by Pat.

Mr. Cox stated that philanthropy has been a big part of their lives. In fact they were at the Jimmy Fund Golf fundraiser with Pat Lee on the day of the meeting and secured themselves with that organization going forward. Additionally there is a lot of excitement for them taking over the Horseshoe as they are a local family and are very pleased to be "coming home finally". They also worked out with Pat Lee that he will remain on the job for 6 months after the acquisition. He plans to show them the way of the North Reading involvement.

Mr. O'Leary asked who will be the day to day manager.

Mr. Cox stated he will be the manager of record. They are keeping the staff there for as long as they want to stay.

Mr. Wallner asked if they plan to keep the name and added that the Lee's will be missed.

Mr. Cox said no name changes are planned.

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Ms. Gonzalez questioned if they plan to continue on with the restaurants they currently have.

Mr. Cox answered yes.

Chair Manupelli asked how many restaurants do they currently own and manage.

Mr. Cox answered they have 10 restaurants in the Southern New Hampshire and the North Shore areas. They are all run by management teams that they have implemented over the years and trust to run them accordingly. They meet regularly with their management teams.

Chair Manupelli asked that if any of them are the named managers of the other restaurants.

Mr. Cox said they may be listed as managers of some but he is not sure.

Chair Manupelli replied that they may be on the license of another location.

Mr. Cox said yes maybe.

Chair Manupelli said that on their application is say that Mr. Cox will be the manager of record for 50 hours a week.

Mr. Cox said yes he will be there more than 50 hours a week. They will be 100% present.

Chair Manupelli asked if he will still be the named manager of his other restaurants or not.

Mr. Cox answered he is not sure he is on any of the others and will check.

Chair Manupelli asked Mr. Atkinson how much time he plans to be there.

Mr. Atkinson answered that when they open a new restaurant they are all there all of the time. If later when they name a new manager they can change the manager of record at that time.

Chair Manupelli reminded that it is up to them to tell the Select Board if they make any changes like that but now they are stating Mr. Cox will be there 50 hours a week.

Mr. Cox said he will probably be there over 100 hours.

Chair Manupelli asked them to elaborate on 1 violation that they had.

Mr. Cox relayed that it was at their first place in 2009 at The Farm Bar Grill in Essex. It has a fence around the property and an underage person gained access and got a drink and walked out of the fenced in property. They got cited for that and was served a 3 day suspended license that they did not have to serve because they went one year without any instances. In their 13 years there has been only one instance.

Chair Manupelli there is a requirement for all the staff to be TIPS trained.

Mr. Cox said they all have been trained but they need to check to make sure they are not expired. The staff is TIPS certified.

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Ms. Gonzalez asked will they turn the restaurant over to a management team.

Mr. Atkinson said yes they have created a team of managers as an infrastructure. It may take them 6 months, 1 year or 3 years to establish a new place before they would set up a new team. It's why they are successful in what they do. They create knowledgeable teams they trust. They will be meeting with the Horseshoe management the next day to go over things. Trying to operate any business over the last few years through Covid has been a challenge and they maybe need to bring in their staff to help improve the Horseshoe.

Ms. Gonzalez said if the Lee's believe in them then she does too.

Chair Manupelli said there are rules and requirements especially TIPS and responsibility for oversight. She needs them to be responsible at the restaurant. Properly trained and certified managers.

Mr. Goldstein reminded that they are keeping Pat on full time for 6 months to 1 year after the sale.

Chair Manupelli reminded that if they shift managers they need to tell the Board.

Mr. Gilleberto wanted to make a clarification as they are currently running under the Horseshoe Grille.

Mr. Cox said there are a few legal names including the Horseshoe café. We were going with the legal name. Not planning to change any signs. Horseshoe Grill will be the name.

Chair Manupelli opened the meeting to people who wanted to speak in favor of the license transfer.

Mr. Atkinson (Town Resident) said hello to his cousin Mr. Atkinson. He is in favor and he has been to a number of their well-run restaurants and the food is great. Nice to help out family.

Mr. Cox, Mr. Atkinson and Mr. Goldstein said thank you.

Mr. Pat Lee and Kathy Lee wanted to speak in favor and for 4 generations his family has run this establishment and he and his wife for the last 30 years and yes it's their baby. They are not taking this move lightly. They wanted the right people to take and value the concept and reputation that is already there. They are very comfortable with this group and letting them take it to the next level. He will be there to smooth the way for all their customers. He will make sure they learn what the Select Board and other Committees and Boards require in this town.

Chair Manupelli asked if anyone on wanted speak in opposition. Saw none.

MADAM CHAIR, I MOVE TO APPROVE A TRANSFER OF THE COMMON VICTUALLER/ALL ALCOHOL LICENSE FROM HORSESHOE CAFÉ, INC. D/B/A HORSESHOE LOUNGE TO BNR NORTH READING, LLC., D/B/A HORSESHOE LOUNGE, 226 MAIN STREET.

MOTION BY: MR. STUTO

SECONDED BY: MR. O'LEARY

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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)

Mr. O'Leary added a happy, healthy and long retirement to the Lee's.

**Next Order of Business: DISCUSS OCTOBER TOWN MEETING – REVIEW DISCUSS
SUBMITTED ARTICLES VOTE RECOMMENDATIONS**

Chair Manupelli read the Virtual Informational Hearing Notice. She then read the warrant articles 1-16

Mr. Gilleberto went over his PowerPoint presentation. After each warrant informational slide Chair Manupelli asked for questions. When he got to article 10 he let the meeting attendees know Mr. Joe Parisi was in attendance and the CPC for questions on the next few articles. He continued with the Wastewater presentation.

Mr. Robert Atkinson- 82 Elm St. asked if this discussion is just covering the 3 main routes planned and not about connecting to any of the neighborhoods.

Mr. Gilleberto said no, not a plan for residential at this time.

Mr. Atkinson follow up question was if this would allow for an expansion into town if necessary.

Mr. Gilleberto answered that is a strong consideration to leave the possibility for expansion.

Mr. Atkinson said he wants to protect the Martin's Pond area and would like to plan for the future.

Mr. O'Leary said the intention is to allow for future expansion. In the infrastructure there will be tie-ins to go down Burroughs Rd and same thing at Eames St. & Burditt Rd. area. It would allow for future expansion.

Mr. Atkinson asked would there be access at Haverhill Street at Boston Road allow for a tie-in if necessary.

Mr. O'Leary answered no.

Mr. Scott Buckley-5 Alden St. wanted to say thank you for all the work that has gone into this. The challenges of not having sewers is large and he hopes it passes at town meeting. This is the time if they are going to do it with the interest rates being low and the federal money available. He supports what the Select Board is doing and thanked them.

Mr. Gilleberto continued with this presentation.

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Mr. Atkinson had a question re: Article 12. He thanked the Board for their work on 20 Elm and was pleased they did not need any more money. He is in favor of spending more if it comes to that as it will really effect his neighborhood.

Mr. Gilleberto continued onto Articles 13, 14 & 15. He was joined by Town Planner, Danielle McKnight and CPC Warren Pierce. Ms. McKnight presented the slides briefly as this was discussed at the last Select Board Meeting and recently at a resident meeting on September 16th.

Chair Manupelli asked which of the 3 properties are at or near conservation land.

Ms. McKnight answered Oakdale Rd. and possibly St. Theresa's St. There is a study from the 1990's that flagged wetland on the Haverhill St. site. The land is large enough that something could be constructed without the conservation being impacted. All properties depend on placement of dwelling.

Chair Manupelli asked that in the presentation it was stated to deed these properties to a developer and was the CPC approached by developers.

Ms. McKnight said the town was approached by Habitat for Humanity. There is no way to know who a developer would be until a RFP goes out. HFH thought that these sites would be the most suitable for this type of project. There are possible other sites. These are most suitable as they have roadways already.

Ms. Megan Hafner-10 Saint Theresa St. commented in the chat: "Good evening, we are abutters to 7 Saint Theresa's and while we would like to see the property stay in its natural state, we would not like to see a duplex developed if approved at Town Meeting as our neighborhood is single family homes only".

Ms. Jennifer Manley asked in the chat: "How long would a wetlands study take?"

Ms. McKnight answered regarding 57 Haverhill that they would send out a RFP and once they received the responses from developers who would then hire a company to walk and flag wetlands. She guessed that would take weeks to months.

Ms. Manley asked if they were going to decide at this meeting if this project would be pushed off to the June Town Meeting.

Chair Manupelli clarified what Ms. Manly was asking that the Town do a study first before asked for RFP's

Ms. McKnight said the initial plan was to have the Town Meeting vote and then following a positive vote do the RFP and the developer would do the study on their dime not the towns and do the due diligence. Since there was so many questions re: 57 Haverhill she thought maybe they could put that off until June and still move forward with the other 2 properties.

Ms. Manley was confused why the town would put out for an RFP before doing a wetlands study. Ms. Manley and her neighbor's all have "waterfront" properties so the wetlands are very concerning. She does not want to move forward until all the pertinent information is reviewed and studied that could impact her property.

Ms. McKnight there are two ways to do a project like this. This first is to do the RFP, have them do a study and then go to Town Meeting to dispose of the land. The second is to dispose of the land first and then permit accordingly. Due to the fact that Haverhill St. being the more complicated site it might make sense to put out the RFP first. We don't have to sell the property. An RFP lets the town know exactly what the project would look like. She is also comfortable waiting to vote on this article.

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Ms. Manley asked if it is put off until June is it a 2/3rds vote.

Ms. McKnight answered 57 Haverhill is a majority vote the other 2 properties are 2/3rds vote because of how the Town acquire the properties.

Ms. Manley asked who would be doing the study.

Ms. McKnight said the developer with the CPC in conjunction.

Mr. Gilleberto clarified the 2/3rds vote vs. majority was best explained by Ms. McKnight.

Ms. McKnight again stated 57 Haverhill is a majority vote the other 2 properties are 2/3rds vote because of how the Town acquired the properties. She does not know more than that but could confirm with town counsel for more information.

Mr. Pierce the CPC Chair responded that the developer is not the one who flags the wetland. They have to hire a certified botanist. Then the Conservation Commission reviews the botanist work.

Mr. Kyle Todd-36 Heritage Way remarked in the chat: "I am alarmed by the statement that a plan could be created that would not require conservation review because, in reality, if blacktop paving and houses replace the woodlands, then the water will have to go somewhere. So, at the planning stage, it will look fine, but after the houses are built, many neighbors will be facing flooded basements with no recourse"

Mr. Jing Tsui-32 Heritage Way remarked in the chat: "Can Town or State be involved with surveying the wetland instead of the builder? It would be conflict of interest if by developer."

Mr. Kyle Todd commented in the chat: "Wouldn't a developer be highly motivated to engage a company that would give a favorable review of wetlands compliance? If you were buying a house, would you want the seller to pick the person who conducted the home inspection? The seller's home inspector would say, "You're getting a perfect house!" Yes, but attorneys also hire expert witnesses who are very supportive of the attorney's case"

Mr. Gary & Ms. Heidi Weiberg Hastings-30 Heritage Way asked what the process is to take this article off the warrant on this October Town Meeting so they could understand the impact better specifically for article 13, 57 Haverhill.

Chair Manupelli said in regards to the removal of article 13 from the current Town Meeting warrant, the CPC has made the recommendation, the Select Board has not made a recommendation yet and wanted to hear more information from the neighbors first. She asked Mr. Gilleberto for his thoughts.

Mr. Gilleberto answered the Select Board signed the Town Warrant on September 8th that included all 3 of the articles. It is not possible to take them off. In certain instances the Select Board has voted to pass over the article. Since the warrant is printed it cannot come off. They can pass over.

Chair Manupelli wanted to clarify that the voters could still approve the article even if the Select board voted to pass over. Alternatively if the Board votes to recommend the voters could vote down the article at Town Meeting. The weight of the vote is what carries the article.

Mr. Gary & Ms. Heidi Weiberg Hastings added that the CPC stated that there were some concerns voiced at this meeting and they wanted to clarify all the info and thank you,

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Mr. Wallner questioned that an acre is 44K sq. ft. at Haverhill and Oakdale is 20K how they would handle the septic there for 1-2 units.

Ms. McKnight thinks these projects need to have septic approval, once conveyed to a developer they would have to get all the proper permitting and if it was found that a septic could not work at a location then the developer would not be able to develop the land.

Mr. Wallner asked if the other properties are one acre or more and wondered why the town had not sold them in the past.

Ms. McKnight said then because they would not have the affordable housing on them. The way the town can get affordable housing is to subsidize it or allow it to be developed on private property. In this case the town has an asset which is the property and it can be given away if the town chooses to do that. Affordable housing is always built at a loss.

Mrs. Megan Hafner remarked in the chat: "I agree with that we would like to see more information before this goes to vote".

Mr. Kyle Todd remarked in the chat: "I believe the property would first have to be rezoned before it could be sold on that basis."

From a Christina who remarked in the chat: "At the last meeting, a number of us expressed concerns over the traffic issues at the intersection of Haverhill St. and Chestnut St. Will a traffic study be done so we can understand what impact the 57 Haverhill St. proposal would have and when would that occur?"

Ms. McKnight answered there is no plan to rezone as it was done in 2008 and they would only accept proposals for what they are already zoned for today. As for the safety at Haverhill St. and Chestnut St., the DPW is doing a study now for possible improvement and will probably take another month for the results. CPC only does study's for large projects but they are very mindful of the traffic in their planning.

Mr. Pierce agrees that if you are building a one or two family it would not require a study for just a few more cars.

Chair Manupelli asked if the town was to sell this land what are the underlying zoning that applies. Are these lots buildable and what type of zoning is applicable if town just sells the lots?

Ms. McKnight said 7 St. Theresa's is residence B a conforming lot. You maybe be able to subdivide and add two houses. Oakdale is 200K sq. ft. and is also residence B /one conforming house lot. Haverhill is bigger and special permit would allow up to 8 units but they are not looking to do something that size. It would be smaller. Based on comments the neighbors want to know more.

Mr. Mike DiChiara of 34 Heritage Way commented and mentioned what Mr. Pierce says that they don't really know the specifics of 57 Haverhill St are, how many units or the exact plan. His point is you don't know if it will effect traffic is they put in 2 or 3 units they could have several cars at each unit. The Heritage Way neighborhood is concerned about the wetlands. Years ago there was an attempt to do something else on Haverhill and the Wetlands Commission backup the Heritage Way community. Check the records. They do not have enough information and wished they had a better plan before a vote on conveyance. Very concerned about the divergence of the water if this happens for his neighborhood.

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Mr. Atkinson said his concern with traffic at that intersection of Haverhill St. and Chestnut St. that he uses frequently. He is hoping the traffic study in progress will give them better information on its impact. He would like this delayed to the June meeting.

Mr. & Ms. Jing Tsui asked for the Select Board to introduce themselves as they are new to town. He then discussed his email exchange with Ms. McKnight and thanked her for the same. He asked about a survey map and remarked that Heritage Way was not on the map.

Ms. McKnight agreed as that street is south of the location in discussion. She will send him an updated map.

Mr. Tsui was questioning where the 100 feet buffer was because of the wetlands. He mentions that it was explained that out of the 23 possible lots that Habit for Humanity chose these 3 spots. He also asked to clarify that the RFP was request for proposal and Chair Manupelli agreed. He asked if in regards to the article if it could be removed from the ballot on Oct. 4th. He said there is many unknowns to make a decision yet and there are many neighbors who would be affected. Lastly, he asked who votes.

Chair Manupelli thanked Mr. & Ms. Jing Tsui for attending and welcomed them to town. She then explained that the 3 articles were put on the warrant the CPC. Abigail Hurlbut is in attendance and she is the Chair of the Finance Committee. The Select Board and the Finance Committee has not voted on these 3 articles yet. Whether they decided they are in favor, against it or pass over the voters who attend the Town Meeting carry the day on whether or not these warrants pass, fail or are passed over. The number of registered votes makes the difference.

Mr. Tsui said it's the entire town that votes.

Chair Manupelli said no it would be wonderful if that happens but they do not typically get that many voters at Town Meeting. The current meeting is a lot for the Select Board to have in attendance. They encourage people to go to the Town Meeting. She laughed that it would be nice if all registered voters go but not typically.

Mr. Tsui said he hope that only this neighbors voted it down and that the town community does not pass it.

Chair Manupelli said they don't know all the sides on this, everyone has their own opinions and there lots have an impact on the town as a whole as well.

From Jeff who remarked in the chat: "It's my understanding speaking with long term residents that the intersection of Haverhill/Chestnut has always been an issue. Has it ever been studied prior?"

Ms. McKnight said she did not know the answer to that.

Mr. Gilleberto said it's under a study now for both short and long term improvements including potential signal if necessary at the intersection. He believes that the intersection has been modified over the years and the alignments has been modified and that was likely due to a study being done but are probably dated and do not reflect today's traffic counts.

Mr. O'Leary remarked that they have done studies but the population has changed so the changes were from a study based on mainly due to a family fatality at that intersection.

Mr. Pierce added that that after the bad accident they added the flashing light and later did the modifications but may not have been due to the study.

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Kyle Todd who remarked in the chat: "In addition, the property immediately to the side of 57 Haverhill is not on the map, and THAT property is a marsh. So, the wetlands are far more extensive than the current map would indicate."

From Heidi Wiberg Hastings who remarked in the chat: "For 57 Haverhill, it's on a majority. It's very important that anyone who's concerned about this, shows up at Town Meeting."

Mr. Jeremy Blanche as a Heritage Way resident mentioned that he drains into the area from when the house was built and currently has issues with water. He is concerns on that front and is in support of all his neighbors as well. He wanted clarification on the pass over. Who votes on that if it's not passed is it a go or no go on the town votes.

Chair Manupelli explained that it will still be voted on regardless on October 4th.

Mr. McGowan thanked the Chair for clarifying a few things and asked for further clarification. If the Board voted to pass over then towns votes on that motion to pass over which has happened in the past and then the article is passed over, but if the town votes against the motion to pass over it would then move to the actual article. Is that correct?

Chair Manupelli said exactly right.

Mr. McGowan asked if the land is conveyed in this manner and a project is never approved what happens to the property.

Ms. McKnight replied it would be stipulated in the RFP that if after a certain time the project was not done it would revert back to the town.

Chair Manupelli wanted to make very clear for all in attendance these articles have been placed on the warrant by the CPC so the motion on the floor of the town meeting for all is to recommend. The Select Board will give their recommendation as well as the Finance committee and then it will be opened up to discussion. The CPC has recommended it.

From Jing Tsui who remarked in the chat: "Kate, I may have missed it. Could someone clarify why 57 Haverhill is majority vote vs 2/3 on the other two properties in consideration?"

Mr. Gilleberto said they will get a detailed answer to that question. This is tied to the manner in which the town acquired the property. The town did not purchase this property it swapped land with Reading and Reading Municipal Light.

Mr. O'Leary said that the other 2 properties were taken due to tax title. Nonpayment of taxes. That type requires a 2/3rds to get it from the custodian to the Select Board in order to convey to someone else. 57 Haverhill was part of land swap. RMLD bought a single family home and had custody of this parcel. They were going to put a substation there. The Board at the time said it would be ugly, terrible and unsightly. They had a site with the DPW that was out of sight that they would be willing to swap. The way they acquired through the land swap would only take a majority vote to authorize the Select Board to convey the property and sell it. Even if the article passes they still need to have another public hearing and the Select Board has to vote to convey. He then asked Mr. Pierce if it was the intention of the Planning Commission to recommend passing over 57 Haverhill.

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Mr. Pierce answered not at this time. They will still recommend. He also stated that what Mr. O'Leary said is why they recommended so they can get further input from the developers on what could be done if anything and what it would look like. The Select Board has the right to agree or not.

Chair Manupelli added that Mr. O'Leary was not speaking on behalf of the Board.

Mr. Wallner who remarked in the chat: "My understanding is because 57 was a result of a land swap"

From Kyle Todd who remarked in the chat: "We appreciate that there are additional steps in the process before houses would be built on 57 Haverhill, but for the neighbors who are already dealing with wetlands and flooding issues, there is no solution that would overcome the simple reality that this land cannot be developed without damaging the Heritage Way neighborhood."

From Jing Tsui who remarked in the chat: "Thank you Rich. Thank you Mike/Steve. Thank you Kate. Thank you Danielle/Warren. Appreciate for staying late and all the answers. My 5 1/2 year old daughter loves the land/forest, same as rest of my family. Look forward to seeing you all on 10/4."

Mr. Mike DiChiara asked why those three properties were selected out of the 23.

Mr. Pierce answered that Habitat for Humanity came in and identified the 3 properties for them to be able to do something with.

Mr. Mike DiChiara said correct me if I am wrong that they were approached by HFH

Mr. Pierce answered yes. They would still need to do the RFP. The town should choose what is best for the town. The town needs affordable housing and that's why the overlay district exists and to create that overlay and not take advantage of it would not be the best thing to do. Habitat for Humanity has a reputation for doing quality work.

Mr. Mike DiChiara thanked him for the clarification.

From Heidi Wiberg Hastings who remarked in the chat "These were picked because a developer saw them as easiest to build".

Chair Manupelli said that the finance committee will recommend or not at town meeting.

Mr. O'Leary asked how many people on the call last week were in attendance.

Ms. McKnight guessed about 30 people on the call and another 8 emailed questions.

Mr. O'Leary asked what the interest level on the 3 properties was.

Ms. McKnight said 2 on Oakdale and 2 on St. Theresa's.

Mr. O'Leary asked if the proposed residences would be for purchase or for rental.

Ms. McKnight said it would depend on the RFP. Habitat for Humanity said they would be a home ownership model. She would hesitate to recommend the town retain ownership of a rental property.

Mr. O'Leary thinks the CPC should clarify if it is going to be for home ownership or investment property for nonprofit for rental services. As far as the wetlands go, why wouldn't they do the wetlands demarcations themselves ahead of time?

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From Jeremy Blanche who remarked in the chat "Great suggestion Mr. O'Leary."

Ms. McKnight said she would be happy to coordinate that they just would need the funds.

Mr. Tim Sutherland of 17 Maple Road asked if it was possible to make an amendment on the warrant article at the meeting that would limit the number of properties or the type of home that could be built.

Mr. Gilleberto said yes, anyone on the floor of the town meeting can offer an amendment. If a main motion was put forth to approve these article they would likely have some restrictions to reflect some of the conversations had already.

Mr. Tim Sutherland said he was direct abutters to 44-46 Oakdale property with a fair amount of wetlands but the towns needs to start producing affordable housing before someone does it for them. The neighbors feel like it has to go somewhere and if it fits the neighborhood they are onboard.

From Jennifer Manley who remarked in the chat "Where is North Reading in terms of meeting the 10% affordable housing requirement? How many more units are needed?"

Ms. Jennifer Manley then remarked that they need more information to go by. Having a developer make the decision is a bit backwards. And wants to know about the 10%

Ms. McKnight said they are currently at 9.6% affordable housing which is a gap of 22 units from a 2010 census. 2020 is in the process of being released. Its project that the gap will be around 50 when the 2020 numbers come in.

Mr. Wallner reminded that the Edgewood Apartments in 2038 will fall off of that number which is not that far away. The town needs to be active in their affordable housing.

Mr. O'Leary stated that that number is 406 units to fall off our tally in 2038.

From Kyle Todd who remarked in the chat "Let's buy the parking lot at Ocean State and put up affordable housing. LOTS of space there and it's dry! Great job tonight, Kate. Have you thought of running for the US Congress? There may be one or two budget issues you could help solve."

Mr. O'Leary said it is wet there too.

ARTICLE 13 – AUTHORIZE CONVEYANCE OF TOWN OWNED LAND FOR AFFORDABLE HOUSING (57 HAVERHILL STREET)

MADAM CHAIR, I MOVE TO RECOMMEND PASSING OVER ARTICLE 13 – AUTHORIZE CONVEYANCE OF TOWN OWNED LAND FOR AFFORDABLE HOUSING (57 HAVERHILL STREET)

POLLED:	MR. STUTO	PASS OVER
	MRS. GONZALEZ	PASS OVER
	MR. WALLNER	PASS OVER
	MR. O'LEARY	PASS OVER

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MRS. MANUPELLI PASS OVER

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	NO

VOTE: 4-1

ARTICLE 14 – AUTHORIZE CONVEYANCE OF TOWN OWNED LAND FOR AFFORDABLE HOUSING (44-46 OAKDALE ROAD)

MADAM CHAIR, I MOVE TO RECOMMEND PASSING OVER ARTICLE 14 AUTHORIZE CONVEYANCE OF TOWN OWNED LAND FOR AFFORDABLE HOUSING (44-46 OAKDALE ROAD)

POLLED:	MR. STUTO	RECOMMEND
	MRS. GONZALEZ	PASS OVER
	MR. WALLNER	RECOMMEND
	MR. O'LEARY	PASS OVER
	MRS. MANUPELLI	PASS OVER

MOTION BY: MR. STUTO
SECONDED BY: MR. O'LEARY

VOTED BY:	MR. STUTO	NO
	MRS. GONZALEZ	AYE
	MR. WALLNER	NO
	MR. O'LEARY	AYE
	MRS. MANUPELLI	AYE

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VOTE: 3-2

ARTICLE 15 – AUTHORIZE CONVEYANCE OF TOWN OWNED LAND FOR AFFORDABLE HOUSING (7 ST. THERESA’S STREET)

MADAM CHAIR, I MOVE TO RECOMMEND PASSING OVER AT TOWN MEETING ARTICLE 15 AUTHORIZE CONVEYANCE OF TOWN OWNED LAND FOR AFFORDABLE HOUSING (7 ST. THERESA’S STREET).

POLLED:	MR. STUTO	PASS OVER
	MRS. GONZALEZ	PASS OVER
	MR. WALLNER	NO
	MR. O’LEARY	PASS OVER
	MRS. MANUPELLI	NO

MOTION BY:	MR. STUTO
SECONDED BY:	MR. O’LEARY

VOTED BY:	MR. STUTO	AYE
	MRS. GONZALEZ	AYE
	MR. WALLNER	NO
	MR. O’LEARY	AYE
	MRS. MANUPELLI	NO

VOTE: 3-2

Chair Manupelli thanked Ms. McKnight and Mr. Pierce for being available to answer questions.

Mr. Gilleberto introduced Superintendent Director David DiBarri and North Reading School Committee Member Judy Dymont and she is the Chair of the School Building Committee. Also in attendance was Mr. Piccone who is the Business Manager for the District.

Superintendent Director David DiBarri and Ms. Judy Dymont offered their presentation after Mr. Gilleberto went over his slide.

Mr. Scott Buckley thanked everyone on behalf of the NR School Committee. He wants the town to know that it the responsibility of the town to educate all the children and vocational schools are a very important part of that goal. The facility as it is now has significant issues that he is aware of as it is not accessible to all students. He is in favor of the new building project. The School Committee will make a vote on this at the Town Meeting. He had a question for Mr. DiBarri on the North Reading share of the expenses. He

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wanted to know how our share was created and in regards to payback he wanted to make sure the amount that the town is paying will not change in the future.

Director DiBarri said the amount was based on average 5 years prior on October enrollments and it was consistent. It might flux a little but the numbers have been fairly consistent.

Mr. Buckley said that the numbers we pay might go up based on enrollment are based on a guess.

Director DiBarri said they were using historical data not a guess so they don't know what the future numbers will be but it might vary a little.

Mr. McGowan wanted to voice his support for this project as well. He further stated that in general a vocational education has taken a back seat to a four year degree education and he thinks there is some truth to that and this is a way to provide solid options to the students so they do not have to commit to a four year college. They can come out of high school with some skills to go into the workplace.

Mr. Stuto is in line with Mr. McGowan as he agrees that they forgot that college is not for everyone and the most in demand jobs right now come out of the vocational schools. Those skills make more money than those wearing ties every day and that's why he is in favor. He also thinks that for parents to have the option from a financial standing point to offer their kids a strong option down the road.

Ms. Hurlbut aggress that this is an important article to vote yes on. The school cannot meet the needs of the students today and the needs other that want to go. She asked if Director DiBarri and Ms. Dymont could speak to the fact that there is a time element involved that is really important that this article pass now

Director DiBarri said that this is correct as the registration that has been approved sunsets in December of this year. If it has to be delayed they would loose the guarantee of the grant. It would drop from 140 to 115. They would lose 25 million on the project and would be a disaster to all the involved communities. Director DiBarri said they owe it to the tax payer to do this in a way that is the least impactful.

Ms. Gonzalez said that she is a supporter being a cosmetologist and her trade education has done wonders for her life. College is not for everyone and the trades are so very important. She also mentioned the large price tag associated with this project and asked if that is a solid price.

Director DiBarri said he is hopeful that in a year from now he comes back with another 100 million off the price tag and this deal is by far the best in the history of Massachusetts. They also have so much support from the senators, state representatives and the governor. The decision has not been made yet if they will be a benefactor of the money that is going to be dealt out but they are on the list.

Mr. Wallner did some math and the 8.1 million looks to increase the property taxes by \$50.00/household/year. He too is aware of Governor Baker's support of vocational schools. He is in favor as well.

Chair Manupelli asked Mr. Gilleberto to go over the payment on the project details.

Mr. Gilleberto answered the number he gravitates to be the towns overall share for which is 8.1 million including principal and interest. When that gets broken down over a 30 year period is roughly \$271,000/year in assessments. He stated that the number is not insignificant but the towns non-exempt debt (debt not approved above and beyond proposition 2 ½) is around 1.2 million. There will be some prioritization that will have to occur as this comes onto the towns books. That amount can be excluded and he wants to keep in the forefront when this is completed in 2026. Northeast Metropolitan Regional

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Vocational School has been very good during this process and they submitted a letter with the area town administrators in support of the project which is important as this is not just a want it is a need.

Mr. Kelliher asked for clarification if this new school will be bigger than the current one so the enrollment numbers will increase significantly and they don't know how many student will go but if the proportionate numbers went down would our payment responsibility go down as well. He too is in support of the vocational educational program and applauded them.

Mr. O'Leary said he has been the liaison to the school for a number of years and they have done a great job with a facility that is woefully inadequate. They have maintained for a long time so there is no doubt about the need. Being a smaller community they will bear a smaller cost on this project. Legislatively they have a strong case and it is a great time to be in line for the additional governmental support and time is of the essence. Well done in the advocating of the project and best of luck.

Chair Manupelli asked about if the amount it is based on the current building construction price and is that a fixed dollar amount under contract with no possible future expenses for the town to cover.

Director DiBarri yes they have that under an agreement.

Chair Manupelli further clarified that the construction team cannot come back to say they miscalculated.

Director DiBarri said that too was correct.

Chair Manupelli said the town has calculated their maximum amount of contribution towards this project based on the numbers Northeast Metropolitan Regional Vocational School provided on historically and based upon the town's contribution are they eligible to send more of North Reading Students in the future.

Director DiBarri said every town has a quota based on the percentage of the 8th grade students. Currently, North Reading is not filling its quota.

Chair Manupelli asked that the contribution is not linked to the number of students that go it's linked to the number of students that are eligible to go.

Director DiBarri no it's the actual students who go but North Reading is allowed more students. If the population grows in town with the 8th grade class then there would be more opportunity for more students.

Chair Manupelli further clarified that the only way our financial responsibility would change is if NEMT receives further grant monies and our portion will go down.

Director DiBarri yes, but it could vary year to year based on the students but not an extravagant amount based on the students. There year to year bond payment is based on student enrollment.

Mr. O'Leary asked pointed out that the towns number are going to decrease because other town with greater population will pick up the majority.

Director DiBarri replied that the other vocational schools that have been built reported that the percentages have pretty much stayed the same post build.

Chair Manupelli asked if they had application for 1,600 or seating for 1600.

Director DiBarri 1,600 students total in the new school. Right now they have over 1,300.

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Chair Manupelli questioned do they turn away students.

Director DiBarri said sadly they turn away more students then they accept.

Chair Manupelli asked how many are turned away.

Director DiBarri typically 350 however this year was 500 post Covid.

**ARTICLE 16 – AUTHORIZE NORTHEAST METROPOLITAN REGIONAL VOCATIONAL
SCHOOL DISTRIC CONSTRUCTION PROJECT**

MADAM CHAIR, I MOVE TO RECOMMEND ARTICLE 16 - AUTHORIZE NORTHEAST METROPOLITAN REGIONAL VOCATIONAL SCHOOL DISTRIC CONSTRUCTION PROJECT.

POLLED:	MR. STUTO	RECOMMEND
	MRS. GONZALEZ	RECOMMEND
	MR. WALLNER	RECOMMEND
	MR. O'LEARY	RECOMMEND
	MRS. MANUPELLI	RECOMMEND

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)

Chair Manupelli thanked NEMT for attending and they were very grateful.

From Heidi Wiberg Hastings who remarked in the chat "Thank everyone for all you do for our beloved town!"

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Next Order of Business: REAPPOINTMENTS – ECONOMIC DEVELOPMENT COMMITTEE

There was not a quorum. Pass Over.

Mr. Jing Tsui presented a map that he found on Heritage Way.

Chair Manupelli thanked him for the map he presented and wanted to make sure he understood the motion votes and what would happen at Town Meeting.

Next Order of Business: VOTE TO EXTEND TEMPORARY OUTDOOR DINING

Mr. Gilleberto said that voted was to extend the same temporary order that had been established during the pandemic.

MADAM CHAIR, I MOVE TO EXTEND PREVIOUSLY APPROVED PERMITS FOR TEMPORARY OUTDOOR DINING TO APRIL 1, 2022.

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: INVESTMENT POLICY –FIRST READING

Pass over. Still under review.

Next Order of Business: REAPPOINTMENTS – FACILITIES MASTER PLAN COMMITTEE

MADAM CHAIR, I MOVE TO REAPPOINT THE FOLLOWING INDIVIDUALS TO THE FACILITIES MASTER PLAN COMMITTEE FOR THE TERMS NOTED:

KATHRYN MANUPELLI (SELECT BOARD) – THROUGH MAY 7, 2024

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DONALD KELLIHER (CAPITAL IMPROV. PLAN. COMM.) – THROUGH JUNE 30, 2024

RICHARD MCGOWAN (SCHOOL COMMI) – THROUGH MAY 7, 2024

MOTION BY: MR. STUTO

SECONDED BY: MR. O'LEARY

VOTED BY: MR. STUTO-KATHRYN MANUPELLI, DONALD KELLIHER &
RICHARD MCGOWAN

MRS. GONZALEZ- KATHRYN MANUPELLI, DONALD KELLIHER
& RICHARD MCGOWAN

MR. WALLNER- KATHRYN MANUPELLI, DONALD KELLIHER &
RICHARD MCGOWAN

MR. O'LEARY-KATHRYN MANUPELLI, DONALD KELLIHER &
RICHARD MCGOWAN

MRS. MANUPELLI- KATHRYN MANUPELLI, DONALD KELLIHER
& RICHARD MCGOWAN

VOTE: 5-0 (UNANIMOUS)

Next Order of Business: TOWN ADMINISTRATOR REPORT

Mr. Gilleberto reported that the DPW will be advertising for contractors for the upcoming snow and ice season. Due to anticipated shortages in available equipment and increasing average rate of compensation they will be increasing their rates for individual pieces of equipment between \$10 and \$20/per/hr. They will look to make any recommendation to the budget during review of the next fiscal year.

Next Order of Business: BOARD MEMEBER REPORTS

Mr. Stuto had nothing new to report.

Ms. Gonzalez said the Apple Festival was a great success. She enjoyed 3 pies and they all won an award. The EDC had an informational table for the Wastewater Sewer project. Which was very informative. She

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then read a letter from the Cornel based on the Governors mandate on state workers. She is passionate about this as her daughter is a State Trooper and as October 17th the vaccine mandate is implemented and State Troopers will be terminated with no option of testing. No one should be forced to put something in their bodies and if not could lose their livelihood. About to lose 7-800 State Trooper jobs. She asked for the members to write a letter to governor.

Chair Manupelli asked if she drafted a letter.

Ms. Gonzalez wanted to see if she had support first and would draft one.

Chair Manupelli asked for Board comment.

Mr. Wallner said he cannot support that, he believes this is part of their responsibility.

Mr. Stuto answered that it is not a simple answer. He thinks there needs to be a way out of it to not make people do what they don't want to do but also make sure that those with access to the community and are in contact with the public whether they like it or not need to be protected. There needs to be a happy medium and he does not have that answer. He would support a letter that makes it a point that they understand the vaccine but is there a way not to alginat those who serve.

Ms. Gonzalez said that is what she is asking.

Mr. O'Leary said he cannot support. He too has a son that is a Boston Police officer. He said that the police and firefighters have enjoyed certain benefits that other public employees don't. If something happens to them it's in the "Line of Duty". They are provided tools and equipment and they take an oath to protect the public and they swore to do it and the vaccine is part of it. The #1 killer of police in the past 2 years has been Covid.

Ms. Manupelli is struggling with this as well. Locally they have had the public safely officials do it because it was the right thing to do. She is not opposed to considering a draft letter. There is a Bill pending for 1st responders to add and/or age three years of service in gratitude for their service during Covid. She is not sure of the outcome but added there are other things being done to add additional benefits. She is not sure why they would get involved in telling the Governor what to do. She then asked what the religious exemption is.

Ms. Gonzalez said they wrote a letter in regards to the mail in voting. Back then Mr. O'Leary made the point that the Governor needs to hear from the Select Board in his State.

Ms. Manupelli said that had to do with voting that they are all involved.

Ms. Gonzalez said the issue is there is at least 800 troopers who are about to be fired.

Ms. Manupelli said she understands the public safety issue both the issue goes both ways regarding public safety. The voting had a direct impact on the community. This issue is an agency under the Governors purview. She then again asked what the religious exemption is.

Ms. Gonzalez said it has to do with stem cells and a Catholic issue.

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Mr. O'Leary said the Catholic Church position is to get vaccinated.

Ms. Gonzalez said it's the Pope's position. She will draft a letter.

Mr. O'Leary had nothing new for Board of Health. Next meeting October 7, 2021 at 7p.m. The Apple Festival was well attended and very well supported. The Boston Post Cane came in and will be given out at the Thanksgiving dinner. He too wanted to say something about Officer Bruce Donle. He was a terrific guy and he will be missed.

Mr. Wallner said that the Forest Committee is having in person meetings now and he is attending a meeting next week on how to improve the trails and paths. The goal is to put the forest management on hold for now and to actually make Swan Pond more accessible and it falls in line with the open space study they did a year ago. The Age Friendly presentation will be happening in the DLL last week of October either Wednesday or Thursday. He would like the Select Board to attend. He will advertise in the Transcript.

Chair Manupelli wanted to say thank you to the North Reading Fire Department, North Reading Police Department, Sue Magner and Sharron Kelliher and her staff in the Library for all their work on 9/11 Remembrance. There was a nice, solemn service and the library set up an exhibit. Mr. Kelliher was instrumental in getting that exhibit to the library. It was very well done. She said they need a date for the strategic planning meeting asked for the Board to figure that out.

Mr. Gilleberto reminded of the mask mandate in town.

The Select Board discussed options. It was decided on November 8th at 6:30.

Next Order of Business: OLD AND NEW BUSINESS

Mr. Stuto none
Ms. Gonzalez none
Mr. O'Leary none
Mr. Wallner none
Chair Manupelli none

#13 ADJOURN

MADAM CHAIR, I MOVE TO ADJOURN.

MOTION BY: MR. STUTO
SECONDED BY: MR. O'LEARY

VOTED BY: MR. STUTO AYE
 MRS. GONZALEZ AYE


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MR. WALLNER	AYE
MR. O'LEARY	AYE
MRS. MANUPELLI	AYE

VOTE: 5-0 (UNANIMOUS)

ADJOURN: 11:47 P.M.

11/21/22
DATE



VINCENZO STUTO, CLERK