

**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, AUGUST 8, 2022**

Chair Manupelli called the meeting to order at 7:53 p.m. via in person and remote participation. Participating members were Ms. Gonzalez, Mr. Wallner, Mr. O'Leary and Town Administrator, Michael Gilleberto. Mr. Stuto was absent.

**EXECUTIVE SESSION**

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

VOTE: 4-0 1-ABSENT

Members recite the Pledge of Allegiance.

Chair Manupelli began the meeting by explaining that Mr. Stuto was absent because his wife recently gave birth to his 4<sup>th</sup> child a baby girl. She offered many congratulations to the family.

**Next order of business.      Public Comment**

Hugo Wiberg-17 Woodland Dr. said he is a 20 year resident of the Town of North Reading and he has followed this process with great interest. He was originally an abutter on the original permutation of the rail trail and he has been trying to follow the process. He has made no public comment before on this subject plus or minus. When he joined what sounded like the open forum held at the town property at the Flint Memorial Library he was told he was deemed to be not in favor of the trail. He was just showing up to listen. He was labeled as being against the trail and that continues to bothers him. He quoted the King and I "It is a puzzlement". He does not understand why he was deemed not a friend of the rail trail and he would like to learn why. He wants to know who told the advocate of the rail trail that he was not a friend. If he does not get an answer he has a friend that's an attorney and he would be inclined to charge them with slander and liable. He did not say any of it.

Deborah Pascale- 170 Elm St. asked why the Land Utilization Committee (LUC) chapter laws states 98-1-2 that a representative of the Conservation Committee should be on the LUC and currently there is no one. How can a committee in town operate when they are not following the town bylaws? She thinks that is a problem. Thank you.

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Chair Manupelli thanked her for the email they received on the same.

Mr. Gilleberto answered that there has been some transition on the Conservation Commission over the past 3 years and he has asked them to make a replacement.

Ms. Pascale said that that is not good and asked if that would make everything that has happened so far invalid for a project on wetlands and conservation land.

Mr. Gilleberto agreed it's not good and he shares her concern that they need to have a member fill the spot. The Land Utilization Committee has committed to work with the Conservation Commission on this matter.

Mr. O'Leary wanted to add that he is the liaison to the Conservation Commission and he appreciates them pointing out the liaison assignment was not done yet. The Conservation Commission is made up of volunteers in the community that need to agree to be the contact on the LUC. Because no one was in that position does not make it invalid as they still had a quorum and operate under the open meeting law. There are a number of vacancies on many boards and they welcome residents to volunteer.

Ralph Simard- 90 Park St. said he was there to speak about the behavior of the Select Board member at a previous meeting that was an open invitation event at the library. He and Mr. Delisle who was unable to attend but forwarded a letter to the town regarding the same were in attendance. The behavior displayed that evening is not a representation of what a Select Board member should be. He thinks they (Select Board) need to know about it. Mr. Delisle and he have been boisterous about not being in favor of the rail trail and the taking of easements of his property one foot from his pool with his 13 year old daughter and the same thing with Mr. Delisle property. Mr. Delisle received an open invitation email from the members for the rail trail. Mr. Simard went because it was publicly posted in the newspaper. They walked in the meeting and Mr. Wallner pointed to Mr. Delisle and said "you, you're not welcome here, you can't be at this meeting and you (Mr. Simard) you're with him you can't be here get out now. You're not welcome in this meeting, get out this is our room." Mr. Delisle said they were just there to listen to find out information as they are not against the rail trail just the position that they are going. Mr. Wallner said "absolutely not, you are not friends of this rail trail you get out of the room right now" They left the building. This was not the behavior of a Select Board member whether he is acting as an individual. He was not the host of the meeting. He personally threw them out of a public meeting house. They told him that he could not throw them out of a public room and he returned that this was their meeting and get out now. He added we all have to behave in a manner no matter where we are or what we are doing and that is not the way a Select Board member of the Town of North Reading should be acting at any time. That behavior cannot be and should not be acceptable. He thinks Mr. Wallner knows his position and he knows what he did and he should resign this evening as a member of the Select Board and it should be accepted by the Select Board for that behavior.

Chair Manupelli said she thinks a meeting in a public library is a public meeting and the members of the public whether in favor/against or going for information is something the Select Board tries to encourage

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that kind of information gathering for anyone doing projects in town. To have more public dialog and the example of what happened (speaking for herself) and many of the attendees there have come forward before on the issue of the rail trail going through peoples lands and lots and it seemed to be something that was not rolled out in a public manner or not enough information was being presented. She does not think that was a Select Board sponsored meeting but if it was being held in the library it was to have the public attend. Maybe that was not understood and in the future if it's not a private meeting it should be something that everyone can get more information. She thinks she saw it posted on Facebook as Friends of the Greenway. It seemed to her it was inviting anyone to attend.

Mr. Simard added that was the troublesome part of it. It was not the host speaking it was a Select Board member that threw them out. He also said the library has rules and they do not have any private parties there. It's a public forum. He (Mr. Wallner) knows the open meeting laws and regulations.

Chair Manupelli wanted to make sure they knew it was not a town government open meeting. She agrees it was a public meeting. She noted Mr. Simard has been to Select Board meeting before.

Mr. Simard said they have always respected the rules and regulations of the Select Board meetings but to be expelled from a meeting that Mr. Delisle was personally invited to and he was publicly invited to be thrown out by someone who should know better is why they are asking for his resignation.

Chair Manupelli said at this point they hear his public comment and it's publicly now understood if a public meeting is in a public library then the public would be welcomed. She hears him but as for calling for a resignation Mr. Wallner is an elected person by the citizens of the Town of North Reading to serve. They will not be able to effectuate a resignation. They appreciate him coming forward to public comment and pointing it out as she doubts it would ever happen again. Thank you.

Mr. Simard said Thank you.

Mr. Gilleberto responded that the library has an activity room policy that required that the type of meeting that was held two Thursday's ago be open to the public. He believes that parties organizing that meeting may not have known that. That was made clear to them after they were asked to leave and also he believes that meeting was adjourned before they left. They were instructed they had to have their meeting elsewhere. He wanted the public to know that they enforce the policy through the Library Trustees who set that policy and as to the meeting being a public meeting the "Friends of the Greenway" is not an entity of the Town of North Reading. It's not sanctioned by the Town of North Reading, by himself, the Select Board or anyone else. There may be crossover of folks that are involved in it but to be very clear it is not an entity of the Town of North Reading.

Mr. Simard wanted to follow up with when the Library Trustee came down she came from her personal house she informed the host of the meeting that is had to be a public forum and they could not throw anyone out. That is when Mr. Wallner stood up and said "then we will have it in the parking lot". He was informed

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they could not have it in the parking lot then that's when Mr. Wallner adjourned the meeting. He said that sounds like someone who is hosting the meeting and not a member of the town sitting in on a meeting. Mr. Wallner threw them out and adjourned the meeting. He can't sit on a board and also be running things outside as well. Thank you.

George Vorrilas-19 Marblehead St. He was the third person that walked in to that meeting right behind Mr. Simard and Mr. Delisle. He was greeted by Mr. Wallner "I don't know who you are but if you're anything like those two get out". Correct? (to Mr. Wallner)

Chair Manupelli reminded that there is no dialog in public comment.

Mr. Vorrilas continued with he has never been thrown out of a public meeting or a library and he has an overdue book from the 7<sup>th</sup> grade but has never thrown out. His question is what was Mr. Wallner's involvement with the "friends" is. He did not have a chance to ask. He also wants to know under what authority Mr. Wallner had to throw him out.

Chair Manupelli answered that the policy that they just clarified answered that question. That was an outside citizens group not a group of the board that was managing or running the meeting. She understands that Mr. Wallner was there but it wasn't anything the board did or the town.

Mr. Vorrilas added the Mr. Wallner took control of that situation and he showed for the record a copy of his invitation to the meeting. He then circled back to his question under what authority Mr. Wallner had to have him removed.

Chair Manupelli replied what they understand now is that should not have happened and not speaking for Mr. Wallner there is a policy at the library and Ms. Kelliher came to explain that policy. She asked him if he had anything further and he wanted an answer from Mr. Wallner but she reminded that is not the purpose of public comment. She appreciated him coming forward.

Mr. Vorrilas seconded Mr. Simard request for Mr. Wallner to resign from the board as its unacceptable behavior and maybe a recall referendum is the way to go. He has lived in the Town of North Reading his entire life and has never been thrown out of anyplace. He added Mr. Wallner should be ashamed.

Chair Manupelli asked if anyone else wanted to speak.

Mr. Wallner commented that the meeting was intended to be a private meeting for friends of the rail trail. It was very clearly advertised as friends of the rail trail. When the people walked in it was his understanding it was supposed a private meeting. He did not introduce himself as a select member he introduced himself as being a private citizen living at 57 Lakeside Boulevard. When the people that walked in that he knew were against it he did say this was a private meeting its not intended for you and you need to leave. He absolutely said that because that was not the intention of that meeting and he confirmed it was just a private

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meeting. The host said yes it's a private meeting. The Library as you may not know has girl scouts meeting there and that's a grey line. He will recognize that it's a gray line and he did not interpret it in the right way. In fact the policy is very clear but he has also picked up his granddaughter at the girls scout meeting and it's very clear. The director of the library said if a creepy guy walks into a Girl Scout meeting they would call the police. He said in his mind it's a grey line between private and public. When Sharon the director came and said this was going to escalate and to stop it, they stopped it and that was the end of it. It wasn't an open meeting, it was intended to be private and once they realized that location could not be private they shut it down.

Ms. Pascale added if the meeting was a private meeting then why was it advertised in the newspaper on Facebook and why was it an open meeting like the LUC where everyone can just speak and get the information. Why is that the person a head of that constantly taking about eminent domain? Why is she getting a lawyer already when she doesn't know that facts. Why are you (Mr. Wallner) backing all of that because that is the truth? Thank you.

Mr. Vorrilas reminded he has a personal invitation to that meeting and if they don't want him there they should have told him no you can't go and he takes offense to being regarded as the creepy guy in the girls company.

Chair Manupelli asked if anyone on zoom wanted to speak in public comment. There was none and she thanked everyone for their comments and the meeting moved on.

**Next order of business. State Preliminary Election**

Town Clerk, Sue Duplin after introducing and congratulating the newly promoted Assistant Town Clerk Stephanie Connolly presented a PowerPoint.

Chair Manupelli asked for questions.

Mr. O'Leary said thank goodness they live in Massachusetts and thanked her.

Ms. Gonzalez congratulated Stephanie Connolly.

Chair Manupelli asked to clarify that when a youth turns 16 and have preregistered when they will go into the system.

Sue Duplin said they will automatically go into the queue when they turn 18 into the regular pool of registered voters.

Chair Manupelli asked if inactive voters get a card.

Sue Duplin said that inactive citizens are registered and will get a card.

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Chair Manupelli asked if they can reactivate online.

Sue Duplin said with the census or a form. She added they are very discrete with the early votes. They do not look at ballots only put them in the machine.

**APPOINTMENTS: ELECTION WORKERS**

MADAM CHAIR, I MOVE TO EXERCISE THE FOLLOWING OPTION FOR APPOINTMENT OF ELECTION WORKERS FOR ELECTIONS HELD BETWEEN SEPTEMBER 1, 2022 THROUGH AUGUST 31, 2023: APPOINT ELECTION OFFICERS FROM THE LIST SUBMITTED BY THE REGISTRARS AS RECOMMENDED BY THE REGISTRARS.

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

VOTE: 4-0 1-ABSENT

**VOTE TO SIGN STATE PRIMARY WARRANT**

MADAME CHAIR, I MOVE TO SIGN THE SEPTEMBER 6, 2022 STATE PRIMARY WARRANT.

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

VOTE: 4-0 1-ABSENT

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**PUBLIC SAFETY APPOINTMENTS FOR ELECTIONS**

MADAME CHAIR, IN ACCORDANCE WITH SECTION 72 OF CHAPTER 54 OF THE GENERAL LAWS AS AMENDED BY CHAPTER 92 OF THE ACTS OF 2022, I MOVE TO APPROVE THE “NORTH READING ELECTIONS OPERATIONAL PLAN” DATED JULY 20, 2022 AS A SUFFICIENT NUMBER OF POLICE OFFICERS TO PRESERVE ORDER AND TO PROTECT THE ELECTION OFFICERS AND SUPERVISORS FROM ANY INTERFERENCE WITH THEIR DUTIES AND TO AID IN ENFORCING THE LAWS RELATING TO ELECTIONS; AND FURTHER MOVE TO AUTHORIZE THE CHIEF OF POLICE TO ASSIGN SPECIFIC POLICE OFFICERS ACCORDING TO SCHEDULING AND AVAILABILITY; AND FURTHER TO REQUEST THE TOWN CLERK TO ADVISE THE CHIEF OF POLICE ON THE DATES AND TIMES OF ELECTIONS.

MOTION BY: MR. WALLNER

SECONDED BY: MR. O’LEARY

VOTED BY:	MR. STUTO	ABSENT
	MRS. GONZALEZ	AYE
	MR. WALLNER	AYE
	MR. O’LEARY	AYE
	MRS. MANUPELLI	AYE

VOTE: 4-0 1-ABSENT

Mr. Gilleberto added that due to a change in the state law the last motion was to ensure public safety and a secure environment for voters. The Town Clerk and the Chief of Police will determine need on an election by election basis.

**Next order of business. Facilities Master Plan Update**

Abigail Hurlbut reported that Bill Hammer from HTT Architects was present and will do a quick overview of the Facility Master Plan PowerPoint.

Chair Manupelli asked for questions.

Mr. O’Leary asked if the Fire Department membership was actively involved in the process.

Chief Donald Stats said yes there was a subcommittee with a representative from each of the working groups.

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Bill Hammer said there was good input from them.

Abigail Hurlbut added that after meeting with the architect and the C state team it was interesting to hear the input and ideas they had and what they saw.

Mr. Wallner said thank you and it sounds like a good plan. He asked about the Town Hall and Intergenerational Center being built at Ipswich River Park as it has not been finalized as to where it might go.

Abigail Hurlbut said the Intergenerational Center will be designed as conceptual at this time as there has been no vote of where it will go yet.

Chair Manupelli said that at a stake holders meeting with the LUC, Hillview and Parks and Recreation in June they learned they have to take legal action for that site as it's in control of the Hillview Commission and have many moving parts. It's not a new issue. The Fire Department is first on the list as we need to do better by them.

Mr. Wallner asked if there was a possibility of designing an Intergenerational Center with the Town Hall.

Ms. Gonzalez agreed with Mr. O'Leary with all Fire Department ideas. She asked what the purpose of the big door is.

Chief Donald Stats the door is so heavy it has failed through the years.

Ms. Gonzalez asked if there was a problem with the original setup.

Chief Donald Stats said that a standard door is common but the roof was rebuilt to take the weight of another floor. They needed to boost up the columns and take out a row to make room for engines.

Ms. Gonzalez said she does not want it to go back to a previous problem and asked if they can do the work to make it right.

Bill Hammer answered that yes the engineers can do it.

Chair Manupelli added there is a lack of haz-mat space and living space in the professional department.

Abigail Hurlbut said they have to buy nonstandard size trucks due to the size of the bays.

Chair Manupelli thanked Abigail Hurlbut for her work on this and it takes someone like her to move forward a project like this. She also appreciated Ms. Hurlbut making it so she could tour the facility and see for herself.



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Abigail Hurlbut said Thank you.

Mr. Gilleberto said that the next steps are to write the warrant article for the schematic design for the Fire Department project. They will be looking to fund around \$300K.

Bill Hammer added that they did do a markup for an alternative to build new elsewhere and it is less expensive to renovate. They did the due diligence.

**Next order of business.            Wastewater Planning Status Update**

Mr. Gilleberto reported that they had expected to have a workshop Friday, August 5<sup>th</sup> with detailed information, accurate picture for all but they needed a little more time. They are having ongoing meetings with Mr. Stuto, Mr. O'Leary, Facilities Master Plan and Kleinfelder. There is hope to have a workshop presentation soon and then have a live televised presentation. They are still working on the route with North Andover & Andover in regards to logistics. There is quite a bit of work going on.

Mr. O'Leary added they are 4/5ths of the way there. They are getting the critical last 5th of the information to be able to answer all questions.

**Next order of business.            Public Hearing: Transfer of License – 202 North Street, Retail Package Good Store / Wine and Malt Beverages, Arya & Julie, Inc., d/b/a Route 28 Lucky Mart**

Chair Manupelli read the Public Hearing into record and opened the Public Hearing.

Attorney Arthur Pearlman was present and representing Arya and Julie Inc. Also in attendance was Pragnesh Patel (son of proposed manager). Unable to attend due to illness was the proposed manager Vijaben Patel. Attorney Pearlman offered that Vijaben-380 cross St, Wakefield will be on premises 40 hrs./wk. at 202 North St. and will be open 7 days a week from 6:00 a.m.-10:00 p.m. Monday thru Saturday and 10:00 a.m.-10:00 p.m. on Sundays. The layout will be the same. They are a family business who are law abiding. She is TIPS trained and has met with the Town of North Reading Police Department and will familiarize herself with Town of North Reading laws. He is requesting the Select Board approve her application.

Mr. Wallner asked if they were family of the current tenants.

Attorney Pearlman said there is no relation.

Mr. Wallner asked if she has had any violations selling to minors.

Attorney Pearlman answered no.

Ms. Gonzalez asked how many establishments they have running now.

Attorney Pearlman said only this store.

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Chair Manupelli said that it is a problem that the applicant was not present. It states in the application that she works in four different places of business. She asked if they had any problem getting a license from the ABCC.

Pragnesh Patel added she works at Ramila Convenience, Inc. in Winchester. They could not get a license there as there is has a drive thru window.

Chair Manupelli asked if there are any other disputes with the ABCC.

Attorney Pearlman said she has never had any liquor problems.

Chair Manupelli also asked how she will work in 4 places at once and be at Lucky Mart 40 hours a week and will they have the same employees.

Attorney Pearlman answered that they do not plan to take anything with them from the former tenants. All new employees and Vijaben Patel will only be working at Lucky Mart when the deal goes through. It will be a clean slate.

Chair Manupelli noted that there was a typo in the Cori regarding the D.O.B and Attorney Pearlman will correct ASAP.

Chair Manupelli asked how many other employees will be at this location.

Attorney Pearlman said two in addition to her.

Chair Manupelli said this is a seller's funded transaction.

Attorney Pearlman answered yes.

Chair Manupelli wanted to clarify that there will be no other business interest by the current tenants except the note.

Attorney Pearlman replied with again it will be a clean slate.

Ms. Gonzalez asked if they were putting the cart before the horse as they have not finished the Show Cause yet.

Chair Manupelli responded that the present owner voluntary surrendered their license. It was unusual but they never had 3 violations by anyone before.

A defamatory comment was made by an unknown zoom attendee.

Chair Manupelli made a clarifying comment in response.

Mr. Wallner added that the kids in town know they can get booze at this location and they will be testing the new tenants.

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Mr. O'Leary said all seems to be in order and they have never had any violations.

Mr. Gilleberto confirmed that Vijaben Patel will only be working at Lucky Mart and no longer at the other family businesses. The current license is at the Town Hall as it was surrendered and they also removed all alcohol beverages except for some wine and asked if they might be selling the remaining alcohol as part of the deal. They also removed signage.

Attorney Pearlman said in normal transactions they could buy. Beer would be out of date but if the town does not want them to buy anything from them they will not buy.

Chair Manupelli said perhaps it can't be sold until a transfer and an ABCC approval occurs.

Mr. Gilleberto asked if they are not buying any alcohol from them.

Attorney Pearlman answered that if the town says no they will not buy.

Mr. O'Leary said there is not supposed to be any inventory available.

Chair Manupelli said it can't be involved in the business transaction. She asked for public comment in favor and in opposition and they heard none. She closed Public Hearing. She asked if anyone else was having a problem that the manager was not present.

Attorney Pearlman said his client could not speak at the hearing but her son was there to vouch for her. This is an extended family that operate every well and always have scanners and training for proper protocols. Violation of any kind are not normal and they run a nice clean business.

Chair Manupelli said they did say they would not hold the sins of others against the next tenant.

**MADAM CHAIR, I MOVE TO APPROVE A TRANSFER OF LICENSE FOR THE RETAIL PACKAGE GOOD STORE LICENSE FROM SMOKES AND SNACKS D/B/A ROUTE 28 LUCKY MART TO ARYA & JULIE, INC. D/B/A ROUTE 28 LUCKY MART, 202 NORTH STREET SUBJECT TO ALL REGULATORY DEPARTMENT REQUIREMENTS.**

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

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

**VOTE: 4-0 1-ABSENT**

Mr. O'Leary said to be on their toes regarding the youth in town

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Chair Manupelli asked the Select Board to take agenda item #9 before #8.

**Next order of business.          Pledge of License: New England Beverage**

Attorney James Rudser was present to have an amendment to New England Beverage pledge approved. This was just a change in financing.

MADAM CHAIR, I MOVE TO APPROVE AN AMENDMENT TO THE PLEDGE OF LICENSE, STOCK, AND INVENTORY AS REQUESTED BY PARADISE R2, INC D.B.A NEW ENGLAND BEVERAGE, 160 MAIN STREET, AND APPROVED AT THE JUNE 13, 2022 SELECT BOARD MEETING, TO LOWER THE FINANCING AMOUNT FROM \$1,200,000 TO \$800,000, SUBJECT TO ALL REGULATORY DEPARTMENT REQUIREMENTS.

MOTION BY:                      MR. WALLNER

SECONDED BY:                MR. O'LEARY

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

VOTE: 4-0 1-ABSENT

**Next order of business.          Review List of Warrant Articles for Fall Annual (October 3<sup>rd</sup>) Town Meeting**

Mr. Gilleberto reported that the full list of the Fall Warrant Articles will not be finalized until next Monday, August 15, 2022 at 4:00 p.m. He said to disregard #10 and all but the last two are routine, #13 does not have a dollar amount yet and he is estimating #14 will need \$300K.

Chair Manupelli asked where the funds would come from.

Mr. Gilleberto answered that from mostly free cash and the DOR.

Ms. Gonzalez asked if they accounted for a new resource officer that she was requesting.

Mr. Gilleberto said that will fall under article #7 to transfer or increase if the Select Board chooses.

Chair Manupelli mentioned that collective bargaining would have to happen.

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Chair Manupelli then said the Select Board discussed revisiting the affordable housing parcels -at least one of them. She believes it was the Oakdale Rd. was one that the Select Board seemed to be in the most agreement on even though they were waiting to hear back from the proponent on more specifics and that just died out without the Select Board hearing more about it. She thinks there were three parcels, the Haverhill one was seriously challenged by residents in attendance at the meeting. She thinks Oakdale was relatively agreed upon and she wants to revisit without letting it languish.

Mr. O'Leary added that part of the discussion wasn't just how many units but also the Town of North Reading doing the requisite study of wetlands mapping out so they know what they have rather than relying upon an applicant or someone soliciting the town to purchase the property. They should have an article to appropriate money to do the studies on these properties so that they can move forward. The consensus at the Town Meeting vote was the town should assume the responsibility of knowing what we have, what we put there and then can solicit, so the developers can develop knowing what the limitations are. There's some interest to promote some affordable housing and they should know what they can do on our own pieces of property. Maybe approach the CPC to see what funding source is necessary to do the requisite wetland studies. It did fall through the cracks and they wanted to do it in June with a collaboration with the planning commission.

Chair Manupelli asked to add that as an article for the funding. They would need to know the cost because she thinks they should know about property deemed restricted "always affordable". It is important for the town to know.

Mr. Wallner said he had a discussion a month and a half ago and it's up to the CPC to bring that forward. They were gun shy. He said the Select Board wanted to pursue it.

Ms. Gonzalez said it would be nice if the Select Board and CPC could collaborate on it.

Mr. Wallner said he told the CPC that the Select Board welcomed a discussion and to come on down and talk to the Select Board about that and Accessory Dwelling units.

Chair Manupelli said yes that was the other thing re: the Bylaws. She added that when it was first rolled out to them there it appeared to be an awful lot of work that had been done to look at those three and CPC was approached by Habitat for Humanity. They should at least push that forward as the members attending Town meeting were in overall agreement that they want more affordable housing which is on their Strategic Plan. There was just a disagreement in the lots. Mr. O'Leary was correct that there was a whole dialog about how to put a house on wetlands and how it impacted the abutting lots.

Mr. O'Leary said its land the town owns and they were approached by a developer, Habitat for Humanity but they may be able to do more than what they are offering to do. That is unknown at this time until a study is done. We are all on the same page.

Chair Manupelli asked if the Select Board was in agreement to add that article regarding the three or four lots that were under consideration.

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Mr. O'Leary said he thought the lots were St. Theresa St (possible pump station site), A Martins pond area parcel, Haverhill St. and Oakdale. Haverhill St. concern was how much density they would add on that lot because people on street behind were very concerned wetland disturbances etc. Whatever it is they need to get the determination made.

Mr. Wallner thought there was one on Swan Pond area in the back. He then asked about Carpenter Dr. and if they needed to do anything there to get to the next level.

Mr. Gilleberto said he spoke with the town planner and there was talk about some review of how it might be able to be developed and potentially not require a secondary access. They are looking into it because there is a lot of concern from the Parsonage Neighborhood without any secondary access. He thinks those conversations are still ongoing. He does not think it's a funding issue at this point. He added they will delete article 10 and they will create a new standalone article for what will be the funding and what they would need to pay on the affordable housing design parcels.

Chair Manupelli said there will only be 13 articles.

Mr. Gilleberto said 14.

**Next order of business. Review/Approve Strategic Plan for 2023 and Beyond**

Chair Manupelli said that they need to update the Town of North Reading website with the updated Strategic Plan.

Mr. Gilleberto said that over 2 meetings and about 7-8 hours of work went into this plan. He did a quick overview.

**MADAM CHAIR, I MOVE TO APPROVE THE STRATEGIC PLAN FOR 2023 AND BEYOND**

**MOTION BY: MR. WALLNER**

**SECONDED BY: MR. O'LEARY**

<b>VOTED BY:</b>	<b>MR. STUTO</b>	<b>ABSENT</b>
	<b>MRS. GONZALEZ</b>	<b>AYE</b>
	<b>MR. WALLNER</b>	<b>AYE</b>
	<b>MR. O'LEARY</b>	<b>AYE</b>
	<b>MRS. MANUPELLI</b>	<b>AYE</b>

**VOTE: 4-0 1-ABSENT**

**MINUTES OF THE SELECT BOARD MEETING  
MONDAY, AUGUST 8, 2022**

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**Next order of business.      Appointments: Capital Improvement Planning Committee**

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MADAM CHAIR, I MOVE TO PLACE IN NOMINATION THE FOLLOWING NAMES FOR APPOINTMENT/REAPPOINT TO THE CAPITAL IMPROVEMENT PLANNING COMMITTEE:

KATHRYN MANUPELLI – TO EXPIRE MAY 2, 2023

ABIGAIL HURLBUT– TO EXPIRE JUNE 30, 2023

DONALD KELLIHER– TO EXPIRE JUNE 30, 2023

ELIZABETH ROURKE – TO EXPIRE JUNE 30, 2023

JEFFREY FRIEDMAN– TO EXPIRE MAY 2, 2023

MICHAEL CONNELLY– TO EXPIRE JUNE 30, 2023

JOSEPH FOTI– TO EXPIRE JUNE 30, 2023

VINCENZO STUTO– TO EXPIRE MAY 2, 2023

MOTION BY:                      MR. WALLNER

SECONDED BY:                MR. O’LEARY

VOTED BY:                      MR. STUTO                      ABSENT

MRS. GONZALEZ- KATHRYN MANUPELLI, ABIGAIL HURLBUT, DONALD KELLIHER, ELIZABETH ROURKE, JEFFREY FRIEDMAN, MICHAEL CONNELLY, JOSEPH FOTI & VINCENZO STUTO

MR. WALLNER- KATHRYN MANUPELLI, ABIGAIL HURLBUT, DONALD KELLIHER, ELIZABETH ROURKE, JEFFREY FRIEDMAN, MICHAEL CONNELLY, JOSEPH FOTI & VINCENZO STUTO

MR. O’LEARY-KATHRYN MANUPELLI, ABIGAIL HURLBUT, DONALD KELLIHER, ELIZABETH ROURKE,

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JEFFREY FRIEDMAN, MICHAEL CONNELLY, JOSEPH  
FOTI & VINCENZO STUTO

MRS. MANUPELLI- KATHRYN MANUPELLI, ABIGAIL  
HURLBUT, DONALD KELLIHER, ELZABETH ROURKE,  
JEFFREY FRIEDMAN, MICHAEL CONNELLY, JOSEPH  
FOTI & VINCENZO STUTO

VOTE: 4-0 1-ABSENT

**Next order of business.            Legal Bills**

MADAM CHAIR, I MOVE TO APPROVE LEGAL BILLS FOR FURMAN GREGORY DEPTULA IN THE AMOUNT OF \$3,859.01 FOR JUDICIAL ARBITRATION AND MEDIATION SERVICES, INC. (JAMS) FOR MEDIATION ON THE SECONDARY SCHOOL BUILDING PROJECT.

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

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

VOTE: 4-0 1-ABSENT

**Next order of business.            Minutes**  
Tabled.

**Next order of business.            TOWN ADMINISTRATOR REPORT**

Mr. Gilleberto began with congratulating newly promoted Assistant Town Clerk Stephanie Connolly. He then wanted to note that the Land Utilization Committee found out at their meeting that they have received state acceptance and are eligible for federal funding for construction. The LUC needs to ask the town to advance to the design phase. The LUC still has a lot of work to do and will not be requiring funding in October. He remarked about the culvert issue on Chestnut St. requires replacement and it's not insubstantial. The Town of North Reading has to make the repairs and they have funding in place to make the repair. There may require additional funding for paving.

Mr. O'Leary said if they dip into the fund they should plan to replenish it in October and he would like to see it in #7.



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Mr. Gilleberto said that is the hope and he is looking to do that.

Chair Manupelli wanted to revisit the intersection improvements the Town of North Reading approved at Town Meeting. The Community Impact Planning Committee put funds aside to do that project and she suggested that they do that project at the same time. She questioned the delay. They were told about calming measures pending to the unsafe intersections.

Mr. Gilleberto said he will get an update on the calming measures.

**Next order of business.                      BOARD MEMEBER REPORTS**

Mr. O'Leary wanted to first congratulate Mr. Stuto and his family on the new addition to his family. He asked for an update on Mill St.

Mr. Gilleberto said he will check with Mr. Clark.

Mr. O'Leary added that the market is changing.

Mr. Wallner reported that Mr. O'Leary and he went to the well-attended Black and Brown marketplace on Sunday and the vendors were very happy as well. They also attended the National Night Out and it was great. Mr. Wallner also read a off of his to-do list regarding his committees (RFP for Swam Pond, Forest Committee & Taxation aid).

Ms. Gonzalez said she was unable to attend the National Night Out but heard it was a great success. She also congratulated Mr. Stuto whose daughter was born on her daughter's birthday.

Mr. Stuto -Absent

Chair Manupelli said her son was very impressed with the canine unit of the Police Department during National Night Out. She also express her congratulations to Jillian and Vincenzo Stuto on their new baby.

**Next order of business.                      OLD AND NEW BUSINESS**

Mr. Stuto see Board Member Report

Ms. Gonzalez see Board Member Report

Mr. O'Leary see Board Member Report

Mr. Wallner see Board Member Report

Chair Manupelli see Board Member Report

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**Last order of business.      ADJOURN**

MADAM CHAIR, I MOVE TO ADJOURN.

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

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

VOTE: 4-0 1-ABSENT

ADJOURN: 10:39 P.M.

1/9/23  
DATE



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RICHARD WALLNER, CLERK