

Legal Notice
TOWN OF READING



To the Inhabitants of the
Town of Reading:

Please take notice that the Board of Selectmen of the Town of Reading will hold a public hearing on May 5, 2015 at 8:45 p.m. in the Selectmen's Meeting Room, 16 Lowell Street, Reading, Massachusetts on an application for an all alcohol restaurant liquor license for Anthony's Coal Fired Pizza of Reading LLC d/b/a Anthony's Coal Fired Pizza at 48 Walkers Brook Drive, Reading.

A copy of the proposed document regarding this topic is available in the Town Manager's office, 16 Lowell Street, Reading, MA, M-W-Thurs from 7:30 a.m. - 5:30 p.m., Tues from 7:30 a.m. - 7:00 p.m. and is attached to the hearing notice on the website at www.readingma.gov

All interested parties are invited to attend the hearing, or may submit their comments in writing or by email prior to 6:00 p.m. on May 5, 2015 to townmanager@ci.reading.ma.us

By order of
Robert W. LeLacheur
Town Manager

4.13.15

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LAWSON & WEITZEN, LLP

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CAPE COD

LAWSON, WEITZEN & BANKERT, LLP
SIX GRANITE STATE COURT
BREWSTER, MASSACHUSETTS 02631
TELEPHONE (508) 255-3600

April 7, 2015

2015 APR -8 AM 9:35

By: FedEx Overnight

Robert LaLacheur
Town of Reading
Board of Selectmen
16 Lowell Street
Reading, MA 01867

Re: Anthony's Coal Fired Pizza of Reading, LLC

Dear Mr. LaLacheur:

Enclosed for filing please find an application for an all alcohol liquor license, a common victualler license and an entertainment license for Anthony's Coal Fired Pizza of Reading, LLC ("Anthony's"). Anthony's is seeking a liquor license for its family style Italian and coal fired pizza restaurant to be located at 48 Walkers Brook Drive in a location that will be remodeled and therefore will be subject to final approval by the Police, the Licensing Authority, Building Inspector and Fire Chief once construction is completed. Anthony's owns and operates a number of restaurants in Florida, New Jersey, Delaware, New York and Pennsylvania and is seeking to expand its operations into Massachusetts. Enclosed in connection with the application please find the following:

1. A check in the amount of \$3,700 which represents the liquor license filing fee;
2. Retail Beverages License Application (including Form 43) for Anthony's along with a check in the amount of \$200;
3. Manager Application for Brett Damato, the proposed manager for the premises along with Mr. Damato's resume;
4. Town of Reading Common Victualler, Entertainment, Automatic Amusement Application along with a checks in the amount of \$400;
5. Town of Reading Food Establishment Permit along with a check in the amount of \$150 (additional information will be supplemented closer to the opening date);
6. Personal and CORI forms for each person required to submit such information (this information is submitted in an envelope marked confidential);

*ALSO ADMITTED IN NY
**ALSO ADMITTED IN NH
†ALSO ADMITTED IN DC
††ALSO ADMITTED IN RI, CT, NH & ME
***ONLY ADMITTED IN PA
†††ALSO ADMITTED IN RI, CT, & NH
****ALSO ADMITTED IN RI

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LAWSON & WEITZEN, LLP

7. Proposed diagram of the premises. Please note that as the premises will be undergoing construction, the diagram may be subject to some changes to reflect the final construction;
8. Lease for the premises;
9. Copies of the Certificate of Formation of Anthony's;
10. Certificate of Good Standing for Anthony's;
11. Operating Agreement for Anthony's;
12. Consent of the Managers of Anthony's to appoint Mr. Damato as manager for liquor licensing purposes; and
13. Three months of financial statements (in the envelope marked confidential).

Kindly schedule the above matter for the earliest available hearing date. Further, if the board wishes to review any additional materials regarding Anthony's such as its menu, general information regarding the Anthony's restaurants or its employee training program, which includes alcoholic beverage training, please advise and I will send the materials to you for review. I note that your Board of Selectman Policies require that all personnel must be TIPS trained which Anthony's understands and it will provide such TIPS certification to the board when it commences the hiring process. Further, Anthony's intends to comply with all other policies and requirements set forth in Article 3 of Reading's Board of Selectmen Policies. Further, I note that your policies require that construction commence within 45 days of the issuance of the license the premises open within in 120 days. The proposed outside open date for the restaurant is January 1, 2016, however, Anthony's is anticipating being open prior to that time. Given that we are unsure as to when the license will issue, there is a possibility that the opening may be after the 120 day period and as such, Anthony's requests that the Board grant a variance at the hearing permitting the premises to open in early January if necessary. Please note that the CORI and personal information forms for the landlord will be submitted under separate cover. Please do not hesitate to contact me at 617.439.4990 or coconnell@lawson-weitzen.com should you require any additional information regarding Anthony's or its operations.

Very truly yours,


Caroline A. O'Connell

Encl.

Cc: Nicholas J. Bergman
Adena Santiago
Jonathan Koslowe



The Commonwealth of Massachusetts
 Alcoholic Beverages Control Commission
 239 Causeway Street
 Boston, MA 02114
 www.mass.gov/abcc

For Reconsideration

FORM 43
 MUST BE SIGNED BY LOCAL LICENSING AUTHORITY

[Empty Box]

Reading

05/04/2015

ABCC License Number

City/Town

Local Approval Date

TRANSACTION TYPE (Please check all relevant transactions):

- New License
- Transfer of License
- Change of Manager
- Cordials/Liqueurs Permit
- 6-Day to 7-Day License
- New Officer/Director
- Change of Location
- Alteration of Licensed Premises
- Issuance of Stock
- Management/Operating Agreement
- Pledge of License
- Pledge of Stock
- Transfer of Stock
- New Stockholder
- Wine & Malt to All Alcohol
- Change Corporate Name
- Seasonal to Annual
- Change of License Type
- Other [Empty Box]

Name of Licensee: Anthony's Coal Fired Pizza of Reading LLC EIN of Licensee: [Empty Box]

D/B/A: Anthony's Coal Fired Pizza Manager: Cody A. Foote

ADDRESS: 48 Walkers Brook Drive CITY/TOWN: Reading STATE: MA ZIP CODE: 01867

Annual or Seasonal: Annual Category: All Alcohol Type: Restaurant

Complete Description of Licensed Premises:
 3193 square foot premises in a single story building. The premises will have three entrances and exits and will have a seating capacity of 97 and a total capacity of 112 occupants. There will be an area on the premises for coal storage as well as a walk-in cooler for food and beverage storage.

Application Filed: Apr 8, 2015 Advertiser: Apr 13, 2015 Abutters Notified: Yes No

Licensee Contact Person for Transaction: Caroline A. O'Connell, Esq. Lawson & Weitzen, LLP Phone: 617-439-4990

ADDRESS: 88 Black Falcon Avenue, Suite 345 CITY/TOWN: Boston STATE: MA ZIP CODE: 02210

Remarks: [Empty Box]

The Local Licensing Authorities By: _____

Alcoholic Beverages Control Commission
 Ralph Sacramone
 Executive Director

ABCC Remarks: _____

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The Commonwealth of Massachusetts
 Alcoholic Beverages Control Commission
 239 Causeway Street
 Boston, MA 02114
www.mass.gov/abcc

Print Form

RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION
 MONETARY TRANSMITTAL FORM

APPLICATION SHOULD BE COMPLETED ON-LINE, PRINTED, SIGNED, AND SUBMITTED TO THE LOCAL LICENSING AUTHORITY.

ECRT CODE: RETA

CHECK PAYABLE TO ABCC OR COMMONWEALTH OF MA: \$200.00

(CHECK MUST DENOTE THE NAME OF THE LICENSEE CORPORATION, LLC, PARTNERSHIP, OR INDIVIDUAL)

CHECK NUMBER

IF USED EPAY, CONFIRMATION NUMBER

A.B.C.C. LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY)

LICENSEE NAME

ADDRESS

CITY/TOWN STATE ZIP CODE

TRANSACTION TYPE (Please check all relevant transactions):

- Alteration of Licensed Premises
- Change Corporate Name
- Change of License Type
- Change of Location
- Change of Manager
- Other
- Cordials/Liqueurs Permit
- Issuance of Stock
- Management/Operating Agreement
- More than (3) §15
- New License
- New Officer/Director
- New Stockholder
- Pledge of Stock
- Pledge of License
- Seasonal to Annual
- Transfer of License
- Transfer of Stock
- Wine & Malt to All Alcohol
- 6-Day to 7-Day License

THE LOCAL LICENSING AUTHORITY MUST MAIL THIS TRANSMITTAL FORM ALONG WITH THE CHECK, COMPLETED APPLICATION, AND SUPPORTING DOCUMENTS TO:

ALCOHOLIC BEVERAGES CONTROL COMMISSION
 P. O. BOX 3396
 BOSTON, MA 02241-3396

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APPLICATION FOR RETAIL ALCOHOLIC BEVERAGE LICENSE

City/Town

Reading

1. LICENSEE INFORMATION:

A. Legal Name/Entity of Applicant:(Corporation, LLC or Individual) Anthony's Coal Fired Pizza of Reading LLC

B. Business Name (if different): Anthony's Coal Fired Pizza C. Manager of Record: Cody Foote

D. ABCC License Number (for existing licenses only):

E. Address of Licensed Premises: 48 Walkers Brook Drive City/Town: Reading State: MA Zip: 01867

F. Business Phone: TBD G. Cell Phone:

H. Email: weiss@acfp.com I. Website: https://acfp.com

J. Mailing address (if different from E.): 200 West Cypress Creek Rd., Suite 220 City/Town: Ft. Lauderdale State: FL Zip: 33309

2. TRANSACTION:

- New License
- New Officer/Director
- Transfer of Stock
- Issuance of Stock
- Pledge of Stock
- Transfer of License
- New Stockholder
- Management/Operating Agreement
- Pledge of License

The following transactions must be processed as new licenses:

- Seasonal to Annual
- (6) Day to (7)-Day License
- Wine & Malt to All Alcohol

IMPORTANT ATTACHMENTS (1): The applicant must attach a vote of the entity authorizing all requested transactions, including the appointment of a Manager of Record or principal representative.

3. TYPE OF LICENSE:

- \$12 Restaurant
- \$12 Hotel
- \$12 Club
- \$12 Veterans Club
- \$12 General On-Premises
- \$12 Tavern (No Sundays)
- \$15 Package Store

4. LICENSE CATEGORY:

- All Alcoholic Beverages
- Wine & Malt Beverages Only
- Wine or Malt Only
- Wine & Malt Beverages with Cordials/Liqueurs Permit

5. LICENSE CLASS:

- Annual
- Seasonal

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6. CONTACT PERSON CONCERNING THIS APPLICATION (ATTORNEY IF APPLICABLE)

NAME:
ADDRESS:
CITY/TOWN: STATE: ZIP CODE:
CONTACT PHONE NUMBER: FAX NUMBER:
EMAIL:

7. DESCRIPTION OF PREMISES:

Please provide a complete description of the premises to be licensed. Please note that this must be identical to the description on the Form 43.

Total Square Footage: Number of Entrances: Number of Exits:
Occupancy Number: Seating Capacity:

IMPORTANT ATTACHMENTS (2): The applicant must attach a floor plan with dimensions and square footage for each floor & room.

8. OCCUPANCY OF PREMISES:

By what right does the applicant have possession and/or legal occupancy of the premises?

IMPORTANT ATTACHMENTS (3): The applicant must submit a copy of the final lease or documents evidencing a legal right to occupy the premises. Other:

Landlord is a(n): Other:

Name: Phone:

Address: City/Town: State: Zip:

Initial Lease Term: Beginning Date Ending Date

Renewal Term: Options/Extensions at: Years Each

Rent: Per Year Rent: Per Month

Do the terms of the lease or other arrangement require payments to the Landlord based on a percentage of the alcohol sales?
Yes No 5% gross sales starting in second lease year.

IMPORTANT ATTACHMENTS (4):

1. If yes, the Landlord is deemed a person or entity with a financial or beneficial interest in this license. Each individual with an ownership interest with the Landlord must be disclosed in §10 and must submit a completed Personal Information Form attached to this application.
2. Entity formation documents for the Landlord entity must accompany the application to confirm the individuals disclosed.
3. If the principals of the applicant corporation or LLC have created a separate corporation or LLC to hold the real estate, the applicant must still provide a lease between the two entities.

9. LICENSE STRUCTURE:

The Applicant is a(n):

LLC

Other :

If the applicant is a Corporation or LLC, complete the following:

Date of Incorporation/Organization:

09/22/2014

State of Incorporation/Organization: MA

Is the Corporation publicly traded? Yes No

10. INTERESTS IN THIS LICENSE:

List all Individuals involved in the entity (e.g. corporate stockholders, directors, officers and LLC members and managers) and any person or entity with a direct or indirect, beneficial or financial interest in this license (e.g. landlord with a percentage rent based on alcohol sales).

IMPORTANT ATTACHMENTS (5):

A. All individuals or entities listed below are required to complete a Personal Information Form.

B. All shareholders, LLC members or other individuals with any ownership in this license must complete a CORI Release Form.

Name	All Titles and Positions	Specific # of Stock or % Owned	Other Beneficial Interest
Please see attached	ownership flowchart		
Anthony Bruno	LLC Manager, President		
Patrick Marzano	Vice President, Treasurer		
Samuel Weiss	Vice President, Secretary		

*If additional space is needed, please use last page.

11. EXISTING INTEREST IN OTHER LICENSES:

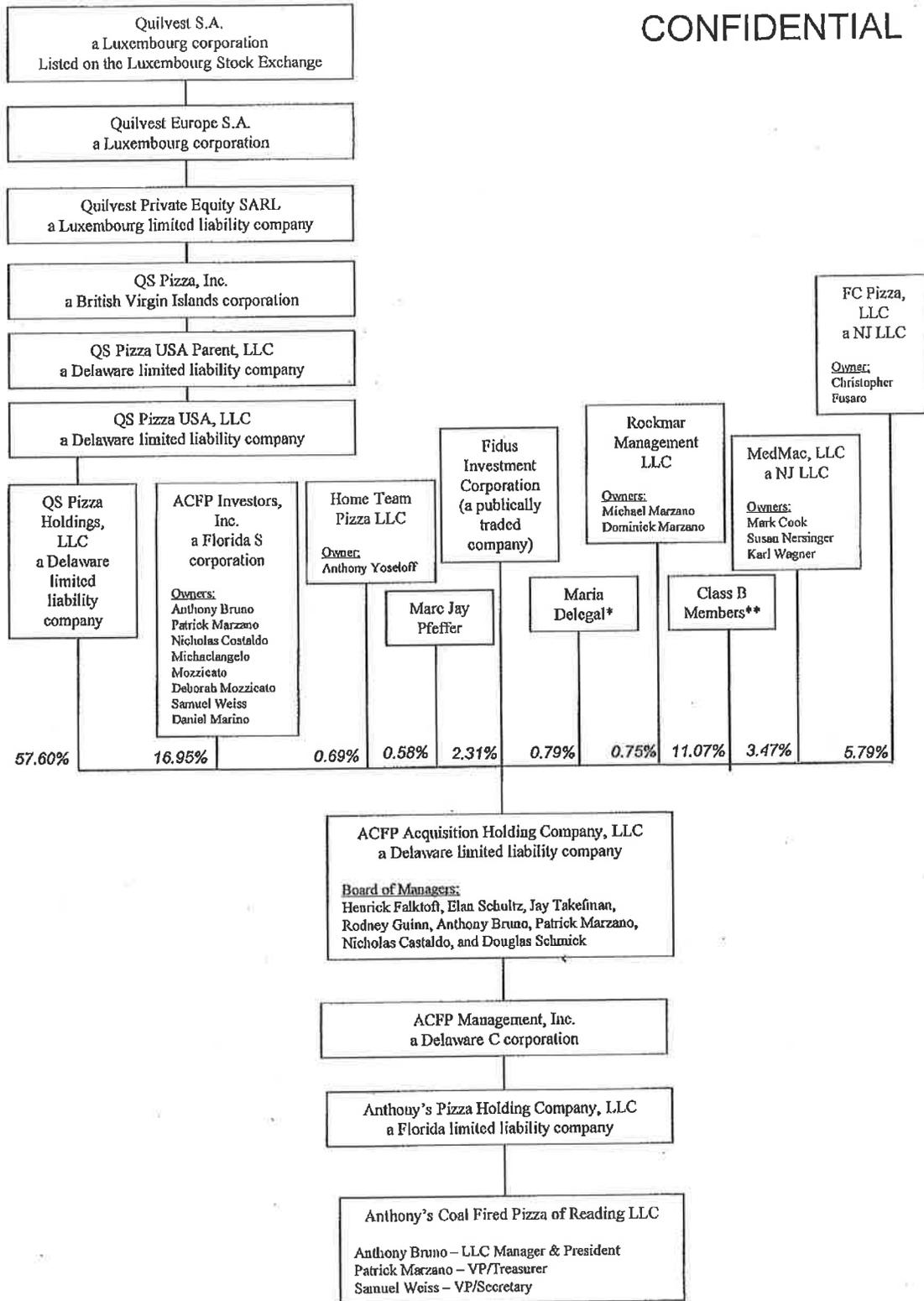
Does any individual listed in §10 have any direct or indirect, beneficial or financial interest in any other license to sell alcoholic beverages? Yes No If yes, list said interest below:

Name	License Type	Licensee Name & Address
	Please Select	Please see attached rider.
	Please Select	

*If additional space is needed, please use last page.

Anthony's Coal Fired Pizza of Reading LLC

CONFIDENTIAL



* Includes Class B Units of ACFP Acquisition Holding Company on a fully diluted, fully vested basis.

** There are currently 18 additional Class B Members holding an aggregate of 4,970,732 Class B Units of ACFP Acquisition Holding Company, LLC, calculated on a fully diluted, fully vested basis.

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Anthony's Coal Fired Pizza of Reading, LLC
Rider to Massachusetts Retail Alcoholic Beverages License Application

ACFP Acquisition Holding Company, LLC

NAME	TITLE	% OWNERSHIP
QS Pizza Holdings, LLC	LLC Member	57.60%
ACFP Investors, Inc.	LLC Member	16.95%
FC Pizza, LLC	LLC Member	5.79%
MedMac, LLC	LLC Member	3.47%
Home Team Pizza, LLC	LLC Member	0.69%
Marc Jay Pfeffer	LLC Member	0.58%
Fidus Investment Corporation	LLC Member	2.31%
Maria Delegal ¹	LLC Member	0.79%
Rockmar Management LLC	LLC Member	.075%
Class B Members ²	Stockholders	11.07%
Henrik Falktoft	Member of Board of Managers	-0-
Elan Schultz	Member of Board of Managers	-0-
Jay Takefman	Member of Board of Managers	-0-
Rodney Guinn	Member of Board of Managers	.22% Class B
Anthony Bruno	Member of Board of Managers	.88% Class B
Patrick Marzano	Member of Board of Managers	.88% Class B
Nicholas Castaldo	Member of Board of Managers	.88% Class B
Douglas Schmick	Member of Board of Managers	.22% Class B

¹ Includes Class B Units of ACFP Acquisition Holding Company on a fully diluted, fully vested basis.

² There are currently 18 Class B Members holding an aggregate of 4,970,732 Class B Units of ACFP Acquisition Holding Company, LLC, calculated on a fully diluted, fully vested basis. They are comprised of Board Members and employees. Individual percentages are noted herein, as applicable.

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Owners of ACFP Investors, Inc.:

Anthony Bruno – 31%

Patrick Marzano – 14%

Nicholas Castaldo – 14%

Michelangelo Mozzicato – 14% plus .88% Class B of ACFP Acquisition Holding Company, LLC

Deborah Mozzicato – 14%

Samuel Weiss – 6.5% plus 88% Class B ACFP Acquisition Holding Company, LLC

Daniel Marino – 6.5% plus 2.21% Class B of ACFP Acquisition Holding Company, LLC

Owners of MedMac, LLC:

Mark Cook – 66.66%

Susan Nersinger – 16.67%

Karl Wagner – 16.67%

Owners of FC Pizza, LLC:

Christopher Fusaro – 100% plus .67% Class B of ACFP Acquisition Holding Company, LLC

Owners of Home Team Pizza LLC:

Anthony Yoseloff – 100%

Owners of Fidus Investment Corporation:

Publicly traded company

Owners of Rockmar Management LLC:

Michael Marzano – 50%

Dominick Marzano – 50%

Note: For ownership above and below this level, see attached organizational chart.

CONFIDENTIAL

ANTHONY'S COAL FIRED PIZZA OF READING, LLC
Rider to Massachusetts Retail Alcoholic Beverages License Application
Questions 11 & 12

The Licensee's affiliates, trading under the name "Anthony's Coal Fired Pizza", hold numerous retail liquor licenses for on premises consumption in restaurants located in its home state of Florida (25 licensed locations currently and 2 pending), as well as in New York (7 locations), New Jersey (6 locations and 1 pending), Pennsylvania (8 locations), Delaware (2 locations) and Massachusetts (1 pending).

The Licensee previously had an affiliate in Connecticut, however that location has been closed and the license voluntarily surrendered.

Quilvest, the majority interest holder of the Licensee, indirectly owns less than 1% of the equity interest in Outback Steakhouse International, LLC, which owns multiple on-premises retail establishments: Outback Steakhouse, Carrabba's Italian Grill, Bonafish Grill, Fleming's Prime Steakhouse & Wine Bar and Roy's Hawaiian Fusion Cuisine through an investment vehicle that is advised and controlled by Catterton Partners ("Catterton"). In addition, Quilvest indirectly owns approximately 3% of the preferred stock of Mid-Atlantic Convenience Stores ("MACS") through an investment vehicle that is advised and controlled by Catterton. MACS is the parent company of Uppy's Convenience Stores, which owns and operates convenience stores that are licensed to sell beer and wine at retail in Maryland and Virginia.

Doug Schmick member of the Board of Managers of ACFP Acquisition Holding Company, LLC, is also an Independent Director of Chili's Holdings, Inc. and Cheesecake Factory, Inc.

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12. PREVIOUSLY HELD INTERESTS IN OTHER LICENSES:

Has any individual listed in §10 who has a direct or indirect beneficial interest in this license ever held a direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages, which is not presently held? Yes No If yes, list said interest below:

Name	Licensee Name & Address	Date	Reason Terminated
	Please see attached rider.		Please Select
			Please Select
			Please Select

13. DISCLOSURE OF LICENSE DISCIPLINARY ACTION:

Have any of the disclosed licenses to sell alcoholic beverages listed in §11 and/or §12 ever been suspended, revoked or cancelled? Yes No If yes, list said interest below:

Date	License	Reason of Suspension, Revocation or Cancellation

14. CITIZENSHIP AND RESIDENCY REQUIREMENTS FOR A (§15) PACKAGE STORE LICENSE ONLY :

A.) For Individual(s):

- 1. Are you a U.S. Citizen? Yes No
- 2. Are you a Massachusetts Residents? Yes No

B.) For Corporation(s) and LLC(s) :

- 1. Are all Directors/LLC Managers U.S. Citizens? Yes No
- 2. Are a majority of Directors/LLC Managers Massachusetts Residents? Yes No
- 3. Is the License Manager or Principal Representative a U.S. Citizen?

C.) Shareholder(s), Member(s), Director(s) and Officer(s):

- 1.. Are all Shareholders, Members, Directors, LLC Managers and Officers Involved at least twenty-one (21) years old? Yes No

15. CITIZENSHIP AND RESIDENCY REQUIREMENTS FOR (§12) RESTAURANT, HOTEL, CLUB, GENERAL ON PREMISE, TAVERN, VETERANS CLUB LICENSE ONLY:

A.) For Individual(s):

- 1. Are you a U.S. Citizen? Yes No

B.) For Corporation(s) and LLC(s) :

- 1. Are a majority of Directors/LLC Managers **NOT** U.S. Citizen(s)? Yes No
- 2. Is the License Manager or Principal Representative a U.S. Citizen? Yes No

C.) Shareholder(s), Member(s), Director(s) and Officer(s):

- 1.. Are all Shareholders, Members, Directors, LLC Managers and Officers involved at least twenty-one (21) years old? Yes No

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16. COSTS ASSOCIATED WITH LICENSE TRANSACTION:

A. Purchase Price for Real Property:

B. Purchase Price for Business Assets:

C. Costs of Renovations/Construction:

D. Initial Start-Up Costs:

E. Purchase Price for Inventory:

F. Other: (Specify) *

G: TOTAL COST

H. TOTAL CASH

I. TOTAL AMOUNT FINANCED **

*Other Expenses include liquor license related expenses, and travel and training expenses

**Tenant Improvement Allowance

IMPORTANT ATTACHMENTS (6): Submit any and all records, documents and affidavits including loan agreements that explain the source(s) of money for this transaction. Sources of cash must include a minimum of three (3) months of bank statements.

The amounts listed in subsections (H) and (I) must total the amount reflected in (G).

17. PROVIDE A DETAILED EXPLANATION OF THE FORM(S) AND SOURCE(S) OF FUNDING FOR THE COSTS IDENTIFIED ABOVE (INCLUDE LOANS, MORTGAGES, LINES OF CREDIT, NOTES, PERSONAL FUNDS, GIFTS):

The source of funds for the purchase is the operating capital of Anthony's Pizza Holding Company (the immediate parent company of the applicant entity), which is held in a bank account with Floridian Community Bank under account number xxxxx7605. Bank records are enclosed.

*If additional space is needed, please use last page.

18. LIST EACH LENDER AND LOAN AMOUNT(S) FROM WHICH "TOTAL AMOUNT FINANCED" NOTED IN SUB-SECTIONS 16(I) WILL DERIVE:

A.

Name	Dollar Amount	Type of Financing
N/A		

*If additional space is needed, please use last page.

B. Does any individual or entity listed in §19 as a source of financing have a direct or indirect, beneficial or financial interest in this license or any other license(s) granted under Chapter 138? Yes No

If yes, please describe:

19. PLEDGE: (i.e. COLLATERAL FOR A LOAN)

A.) Is the applicant seeking approval to pledge the license? Yes No

1. If yes, to whom:

2. Amount of Loan: 3. Interest Rate: 4. Length of Note:

5. Terms of Loan :

B.) If a corporation, is the applicant seeking approval to pledge any of the corporate stock? Yes No

1. If yes, to whom:

2. Number of Shares:

C.) Is the applicant pledging the inventory? Yes No

If yes, to whom:

IMPORTANT ATTACHMENTS (7): If you are applying for a pledge, submit the pledge agreement, the promissory note and a vote of the Corporation/LLC approving the pledge.

20. CONSTRUCTION OF PREMISES:

Are the premises being remodeled, redecorated or constructed in any way? If YES, please provide a description of the work being performed on the premises: Yes No

Applicant is renovating the space and building to its specifications prior to opening for business.

21. ANTICIPATED OPENING DATE:

**IF ALL OF THE INFORMATION AND
ATTACHMENTS ARE NOT COMPLETE
THE APPLICATION WILL BE
RETURNED**

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APPLICANT'S STATEMENT

I, Samuel Weiss the sole proprietor; partner; corporate principal; LLC/LLP member

of Anthony Coal Fired Pizza of Northborough, MA, hereby submit this application for Class 12 Restaurant All Alcohol License (hereinafter the "Application"), to the local licensing authority (the "LLA") and the Alcoholic Beverages Control Commission (the "ABCC" and together with the LLA collectively the "Licensing Authorities") for approval.

I do hereby declare under the pains and penalties of perjury that I have personal knowledge of the information submitted in the Application, and as such affirm that all statement and representations therein are true to the best of my knowledge and belief. I further submit the following to be true and accurate:

- (1) I understand that each representation in this Application is material to the Licensing Authorities' decision on the Application and that the Licensing Authorities will rely on each and every answer in the Application and accompanying documents in reaching its decision;
- (2) I state that the location and description of the proposed licensed premises does not violate any requirement of the ABCC or other state law or local ordinances;
- (3) I understand that while the Application is pending, I must notify the Licensing Authorities of any change in the information submitted therein. I understand that failure to give such notice to the Licensing Authorities may result in disapproval of the Application;
- (4) I understand that upon approval of the Application, I must notify the Licensing Authorities of any change in the Application information as approved by the Licensing Authorities. I understand that failure to give such notice to the Licensing Authorities may result in sanctions including revocation of any license for which this Application is submitted;
- (5) I understand that the licensee will be bound by the statements and representations made in the Application, including, but not limited to the identity of persons with an ownership or financial interest in the license;
- (6) I understand that all statements and representations made become conditions of the license;
- (7) I understand that any physical alterations to or changes to the size of, the area used for the sale, delivery, storage, or consumption of alcoholic beverages, must be reported to the Licensing Authorities and may require the prior approval of the Licensing Authorities;
- (8) I understand that the licensee's failure to operate the licensed premises in accordance with the statements and representations made in the Application may result in sanctions, including the revocation of any license for which the Application was submitted; and
- (9) I understand that any false statement or misrepresentation will constitute cause for disapproval of the Application or sanctions including revocation of any license for which this Application is submitted.

Signature: Samuel Weiss

Date: 3/25/15

Title: Samuel Weiss, Vice President

D

The Commonwealth of Massachusetts

William Francis Galvin
Secretary of the Commonwealth
One Ashburton Place, Room 1717, Boston, Massachusetts 02108-1512

**Limited Liability Company
Certificate of Organization
(General Laws Chapter 156C, Section 12)**

Federal Identification No.: _____

(1) The exact name of the limited liability company:

ANTHONY'S COAL FIRED PIZZA OF READING LLC

(2) The street address of the office in the commonwealth at which its records will be maintained:

10 MILK STREET, SUITE 1055, BOSTON, MA 02108

(3) The general character of the business:

RESTAURANT

(4) Latest date of dissolution, if specified: _____

(5) The name and street address, of the resident agent in the commonwealth:

NAME	ADDRESS
INCORPORATING SERVICES, LTD.	10 MILK STREET, SUITE 1055 BOSTON, MA 02108

(6) The name and business address, if different from office location, of each manager, if any:

NAME	ADDRESS
ANTHONY BRUNO	200 W. CYPRESS CREEK RD. , STE. 220 FT. LAUDERDALE, FL 33309
SAMUEL G. WEISS	200 W. CYPRESS CREEK RD., STE 220 FT. LAUDERDALE, FL 33309
PATRICK F. MARZANO	200 W. CYPRESS CREEK RD., STE. 220 FT. LAUDERDALE, FL 33309

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- (7) The name and business address, if different from office location, of each person in addition to manager(s) authorized to execute documents filed with the Corporations Division, and at least one person shall be named if there are no managers:

NAME	ADDRESS
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- (8) The name and business address, if different from office location, of each person authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property recorded with a registry of deeds or district office of the land court:

NAME	ADDRESS
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ANTHONY BRUNO	200 W. CYPRESS CREEK RD., STE 220 FT. LAUDERDALE, FL 33309
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SAMUEL G. WEISS	200 W. CYPRESS CREEK RD., STE 220 FT. LAUDERDALE, FL 33309
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PATRICK F. MARZANO	200 W. CYPRESS CREEK RD., STE. 220 FT. LAUDERDALE, FL 33309
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- (9) Additional matters:

Signed by (by at least one authorized signatory): Lauren A. Kiach

Consent of resident agent:

I INCORPORATING SERVICES, LTD.

resident agent of the above limited liability company, consent to my appointment as resident agent pursuant to G.L. c 156C § 12*

*or attach resident agent's consent hereto.

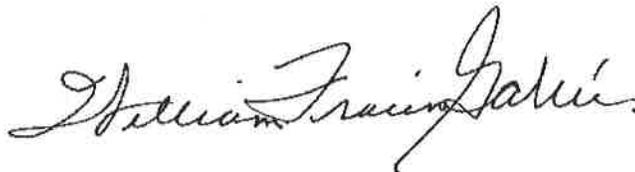
5618

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are

deemed to have been filed with me on:

September 22, 2014 04:43 PM

A handwritten signature in cursive script that reads "William Francis Galvin". The signature is written in black ink and is centered on the page.

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth

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The Commonwealth of Massachusetts
Secretary of the Commonwealth
State House, Boston, Massachusetts 02133

William Francis Galvin
Secretary of the
Commonwealth

April 2, 2015

TO WHOM IT MAY CONCERN:

I hereby certify that a certificate of organization of a Limited Liability Company was filed in this office by

ANTHONY'S COAL FIRED PIZZA OF READING LLC

in accordance with the provisions of Massachusetts General Laws Chapter 156C on **September 22, 2014.**

I further certify that said Limited Liability Company has filed all annual reports due and paid all fees with respect to such reports; that said Limited Liability Company has not filed a certificate of cancellation or withdrawal; and that said Limited Liability Company is in good standing with this office.

I also certify that the names of all managers listed in the most recent filing are:
ANTHONY BRUNO, SAMUEL G. WEISS, PATRICK F. MARZANO

I further certify, the names of all persons authorized to execute documents filed with this office and listed in the most recent filing are: **ANTHONY BRUNO, SAMUEL G. WEISS, PATRICK F. MARZANO**

The names of all persons authorized to act with respect to real property listed in the most recent filing are: **ANTHONY BRUNO, SAMUEL G. WEISS, PATRICK F. MARZANO**



In testimony of which,
I have hereunto affixed the
Great Seal of the Commonwealth
on the date first above written.

William Francis Galvin
Secretary of the Commonwealth

**LIMITED LIABILITY COMPANY OPERATING AGREEMENT
OF
ANTHONY'S COAL FIRED PIZZA OF READING LLC**

THIS LIMITED LIABILITY COMPANY OPERATING AGREEMENT (this "Agreement") of Anthony's Coal Fired Pizza of Reading LLC, a Massachusetts limited liability company (the "Company") is entered into as of September 22, 2014 by Anthony's Pizza Holding Company, LLC as the sole member of the Company (the "Member").

WHEREAS, the Company was formed as a limited liability company on September 22, 2014 by the filing of a Certificate of Organization with the Secretary of State of the State of Massachusetts pursuant to and in accordance with the Massachusetts Limited Liability Company Act, as amended from time to time (the "Act"); and

WHEREAS, the Member desires to operate the Company as a limited liability company under the Act for the purposes set forth herein.

NOW THEREFORE, in consideration of the agreements and obligations set forth herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Member hereby agrees as follows:

1. **Name**. The name of the Company is Anthony's Coal Fired Pizza of Reading LLC.
2. **Principal Office and Place of Business**. The principal office and place of business (the "Principal Office") of the Company shall be such place as the Member from time to time shall determine.
3. **Registered Agent**. The registered agent of the Company in the State of Massachusetts and the registered office of the Company in the State of Massachusetts shall be such person and location as the Member shall appoint from time to time. In the event the registered agent ceases to act as such for any reason or the registered office shall change, the Member shall promptly designate a replacement registered agent or file a notice of change of address, as the case may be, in the manner provided by law.
4. **Purpose**. The purpose of the Company is to transact any and all lawful business for which a limited liability company may be organized under the Act and to engage in any and all activities necessary or incidental thereto.
5. **Term**. The term of the Company shall commence on the filing date of the Articles and shall continue until dissolved.
6. **Capital Contributions**. The Member may make capital contributions to the Company in such amounts and at such times as the Member shall determine in the Member's sole discretion.

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7. **Distributions of Available Cash Flow.** Distributions of available cash flow shall be made in such amounts and at such times as the Member shall determine in the Member's sole discretion.

8. **Management.** The manager(s) (the "Manager") of the Company shall be appointed by the Member. The Member shall be entitled to remove and appoint individuals and entities as Manager from time to time in the Member's sole discretion. Except as otherwise expressly provided herein, the Manager shall have full, exclusive, and complete power to manage and control the business and affairs of the Company and shall have all of the rights and powers provided to a manager of a manager-managed limited liability company by law, including the power and authority to execute instruments and documents, to mortgage, acquire or dispose of any real property, and to take any other actions on behalf of the Company, whether or not such actions are for carrying on the business of the Company in its usual way.

9. **Officers.** The Manager may appoint officers of the Company (each an "Officer"), from time to time, with such other titles as it may select, including the titles of Chairman, Chief Executive Officer, President, Vice President, Treasurer, and Secretary, to act on behalf of the Company. An Officer shall have such power and authority as the Manager may delegate to any such person and need not be a Member or Manager of the Company.

10. **Banking Resolution.** The Manager shall open all banking accounts as the Manager deems necessary and enter into any deposit agreements as are required by the financial institution at which such accounts are opened. The Manager and such other persons or entities designated in writing by the Manager shall have signing authority with respect to such bank accounts. Funds deposited into such accounts shall be used only for the business of the Company.

11. **Indemnification of the Member and Manager.** To the fullest extent permitted under the Act, the Member, and Manager (irrespective of the capacity in which they act) shall be entitled to indemnification and advancement of expenses from the Company for and against any loss, damage, claim or expense (including attorneys' fees) whatsoever incurred by the Member or Manager relating to or arising out of any act or omission or alleged acts or omissions (whether or not constituting negligence or gross negligence) performed or omitted by the Member or Manager on behalf of the Company; provided, however, that any indemnity under this Section 11 shall be provided out of and to the extent of Company assets only, and neither the Member, the Manager, nor any other person shall have any personal liability on account thereof.

12. **Liability.** Neither the Member nor the Manager shall be personally liable, responsible, accountable in damages or otherwise to the Company for any act or omission performed or omitted by such Member or Manager in connection with the Company or its business. The Member's and Manager's liability for the debts and obligations of the Company shall be limited as set forth in the Act and other applicable law.

13. **Reimbursable Expenses.** The Company will reimburse the Member and the Manager for all actual out-of-pocket third-party expenses incurred in connection with the carrying out of the duties set forth in this Agreement.

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14. **Records.** The Manager shall keep or cause to be kept at the Principal Office of the Company the following: (a) a written record of the full name and business, residence, or mailing address of the Member; (b) a copy of the initial Articles of Organization and all amendments thereto; (c) copies of all written operating agreements and all amendments to such agreements, including any prior written operating agreements no longer in effect; (d) copies of any written and signed promises by the Member to make capital contributions to the Company; (e) copies of the Company's federal, state, and local income tax returns and reports, if any, for the three most recent years; (f) copies of any prepared financial statements of the Company for the three most recent years; and (g) minutes of every meeting as well as any written consents or actions taken without a meeting of the Member or the Manager.

15. **Pledge of Membership Interests.** Any provision to the contrary contained in this Agreement notwithstanding, the limited liability company interests issued hereunder or covered hereby may be pledged to any lender or lenders as collateral for the indebtedness, liabilities and obligations of the Company, the Member and/or any of their subsidiaries to such lender or lenders, and any such pledged limited liability company interests shall be subject to such lender's or lenders' rights under any collateral documentation governing or pertaining to such pledge. The pledge of such limited liability company interests shall not, except as otherwise provided in such collateral documentation, cause a Member to cease to be a Member or to have the power to exercise any rights or powers of a Member and, except as provided in such collateral documentation, such lender or lenders shall not have any liability solely as a result of such pledge. Without limiting the foregoing, the right of such lender or lenders to enforce their rights and remedies under such collateral documentation hereby is acknowledged and any such action taken in accordance therewith shall be valid and effective for all purposes under this Agreement (regardless of any restrictions herein contained) and any assignment, sale or other disposition of the limited liability company interests by such lender or lenders pursuant to any such collateral documentation in connection with the exercise of any such lender's or lenders' rights and powers shall be valid and effective for all purposes, including, without limitation, under the Act and this Agreement, to transfer all right, title and interest of the applicable Member hereunder to itself or themselves, any other lender or any other person (each an "Assignee") in accordance with such collateral documentation and applicable law (including, without limitation, in accordance with such collateral documentation and applicable law, the rights to participate in the management of the business and the business affairs of the Company, to share profits and losses, to receive distributions and to receive allocation of income, gain, loss, deduction, credit or similar item) and such Assignee shall be a Member of the Company with all rights and powers of a Member. Such assignment shall not constitute an event of dissolution under Section 17 hereunder. Further, no lender or any such Assignee shall be liable for the obligations of any Member assignor to make contributions. All Members approve all of the foregoing and all Members agree that no further approval shall be required for the exercise of any rights or remedies under such collateral documentation. This Section 15 shall not be amended or otherwise modified without the prior written consent of the lenders (or any representative thereof) to which the Units (as defined below) have been pledged as collateral.

16. **Units.** The Company shall have one class of Units (the "Units"). All Units are "securities" governed by Article 8 of the Uniform Commercial Code as in effect from time to time in the State of Massachusetts. Certificates evidencing Units (and certificates reflecting re-allocations of such Units) shall be issued by the Company. The member may direct a new

certificate to be issued in place of any certificate theretofore issued by the Company alleged to have been lost or destroyed. Upon surrender to the Company or the transfer agent of the Company of a certificate representing Units duly endorsed or accompanied by proper evidence of succession, assignment or authority to transfer, a new certificate shall be issued to the person entitled thereto, and the old certificate shall be cancelled and the transaction shall be recorded upon the books of the Company. This Section 16 shall not be amended or otherwise modified without the prior written consent of the lenders (or any representative thereof) to which the Units have been pledged as collateral.

17. **Dissolution.** The Company shall be dissolved upon the election of the Member. A withdrawal event with respect to the Member shall not dissolve the Company, unless any assignees of the Member's interest do not elect to continue the Company and admit a member within 90 days of such withdrawal event.

18. **Filing Upon Dissolution.** As soon as possible following the dissolution of the Company, the Managers shall execute and file all notices and other documents required under the Act and any other applicable law.

19. **Liquidation.** Upon dissolution of the Company, it shall be wound up and liquidated as rapidly as business circumstances permit, the Manager shall act as the liquidating trustee, and the assets of the Company shall be liquidated and the proceeds thereof shall be paid (to the extent permitted by applicable law) in the following order: (a) first, to creditors, including the Member if the Member is a creditor, in the order and priority required by applicable law; (b) second, to a reserve for contingent liabilities to be distributed at the time and in the manner as the liquidating trustees determines in their sole discretion; and (c) third, to the Member.

20. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Massachusetts, without regard to its conflicts of laws principles.

21. **Severability.** In the event that any provision of this Agreement shall be declared to be invalid, illegal or unenforceable, such provision shall survive to the extent it is not so declared, and the validity, legality and enforceability of the other provisions hereof shall not in any way be affected or impaired thereby.

22. **Binding Effect.** Except as otherwise provided herein, this Agreement shall inure to benefit of and be binding upon the Member and its respective successors and assigns.

23. **Titles and Captions.** All article, section, and paragraph titles and captions contained in this Agreement are for convenience only and are not a part of the context hereof.

24. **Pronouns and Plurals.** All pronouns and any variations thereof are deemed to refer to the masculine, feminine, neuter, singular, or plural as the identity of the appropriate person may require.

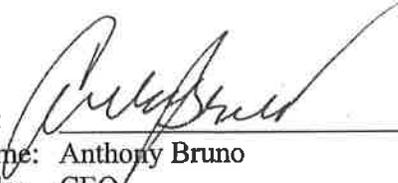
25. **No Third Party Rights.** This Agreement is intended to create enforceable rights between the parties hereto only, and, except as expressly provided herein, creates no rights in, or obligations to, any other persons.

26. Amendments. This Agreement may not be amended except by a written document executed by the Member.

IN WITNESS WHEREOF, the undersigned has executed this Agreement effective as of the date first above written.

MEMBER:

ANTHONY'S PIZZA HOLDING
COMPANY LLC

By: 

Name: Anthony Bruno

Title: CEO

Signature Page to the Operating Agreement of Anthony's Coal Fired Pizza of Reading LLC

ANTHONY'S COAL FIRED PIZZA OF READING LLC

RESOLUTION

March 31, 2015

The undersigned, being the Vice President of Anthony's Coal Fired Pizza of Reading LLC, a Massachusetts Limited Liability Company (the "Company"), acting pursuant to Section 67 of the Massachusetts Limited Liability Company Act, hereby adopts the following resolution.

WHEREAS, the Company hereby desires to obtain and resolves to apply for a Common Victualler's license and Class 12 Massachusetts All Alcohol License (collectively, the "License") for a restaurant premises to be located at 48 Walkers Brook Drive in the Town of Reading, MA;

WHEREAS, the Company desires to appoint Cody A. Foote as the manager of record on the License;

NOW, THEREFORE, BE IT RESOLVED, that the preparation, execution and filing of an application for License with the Massachusetts Alcoholic Beverage Control Commission, the Township of Westwood and any other appropriate state or municipal agency be, and it hereby is, approved and authorized in all respects; and

FURTHER RESOLVED, that Cody A. Foote be appointed as the manager of record on the License; and

FURTHER RESOLVED, that the LLC Manager and the appropriate officers of the Company be, and each of them hereby is, authorized and empowered, in the name and on behalf of the company, to take any and all such further actions, to prepare, execute, issue, verify, acknowledge, certify, file and deliver all such other agreements, documents, certificates, instruments and filings, to incur and pay all such fees and expenses to engage such persons and in such acts as they shall determine to be necessary, appropriate or advisable to carry out fully the intent and purpose of the foregoing resolution, including, without limitation, the execution and delivery of any amendment, restatement, supplement or modification to any of the foregoing, and the execution by such officer or officers of any such agreements, documents, certificates, instruments, filings, amendments, restatements, supplements or modifications or the payment of any such fees and expenses shall, in each case, conclusively establish the authority of such officer or officers with respect thereto; and

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FURTHER RESOLVED, that all actions heretofore taken by the LLC Manager, any officer, representative or agent of the Company or any of its affiliates, in the name or on behalf of the Company, in connection with the matters contemplated by the foregoing resolutions are hereby adopted, ratified, confirmed and approved in all respects as the acts and deeds of the Company.

IN WITNESS WHEREOF, the undersigned have duly executed this resolution as of the date set forth above.

ANTHONY'S COAL FIRED PIZZA OF READING LLC

By: Samuel G. Weiss
Samuel G. Weiss
Vice President

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The Commonwealth of Massachusetts
 Alcoholic Beverages Control Commission
 239 Causeway Street
 Boston, MA 02114
 www.mass.gov/abcc

MANAGER APPLICATION

All proposed managers are required to complete a Personal Information Form, and attach a copy of the corporate vote authorizing this action and appointing a manager.

1. LICENSEE INFORMATION:

Legal Name of Licensee: Business Name (dba):

Address:

City/Town: State: Zip Code:

ABCC License Number: (If existing licensee) Phone Number of Premise:

2. MANAGER INFORMATION:

A. Name: B. Cell Phone Number:

C. List the number of hours per week you will spend on the licensed premises:

3. CITIZENSHIP INFORMATION:

A. Are you a U.S. Citizen: Yes No B. Date of Naturalization: C. Court of Naturalization:

(Submit proof of citizenship and/or naturalization such as US Passport, Voter's Certificate, Birth Certificate or Naturalization Papers)

4. BACKGROUND INFORMATION:

A. Do you now, or have you ever, held any direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages? Yes No

If yes, please describe:

B. Have you ever been the Manager of Record of a license to sell alcoholic beverages that has been suspended, revoked or cancelled? Yes No

If yes, please describe:

C. Have you ever been the Manager of Record of a license that was issued by this Commission? Yes No

If yes, please describe:

D. Please list your employment for the past ten years (Dates, Position, Employer, Address and Telephone):

I hereby swear under the pains and penalties of perjury that the information I have provided in this application is true and accurate.

Signature

Date

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Cody Foote – Employment History Rider To MA Alcoholic Beverage License Manager Application

Restaurant Manager
American Apple Group
800 Cape Hwy, Raynham MA 02767
(508) 823-1126
2012-2014

Chef/Restaurant Manager
Adirondack Pub and Brewery
33 Canada St, Lake George NY 12845
(518) 668-0002
2011-2012

Chef/ Restaurant Manager
Tubby's Tank House
2909 River Dr
Thunderbolt, Ga 31404
(912) 354-9040
2010-2011

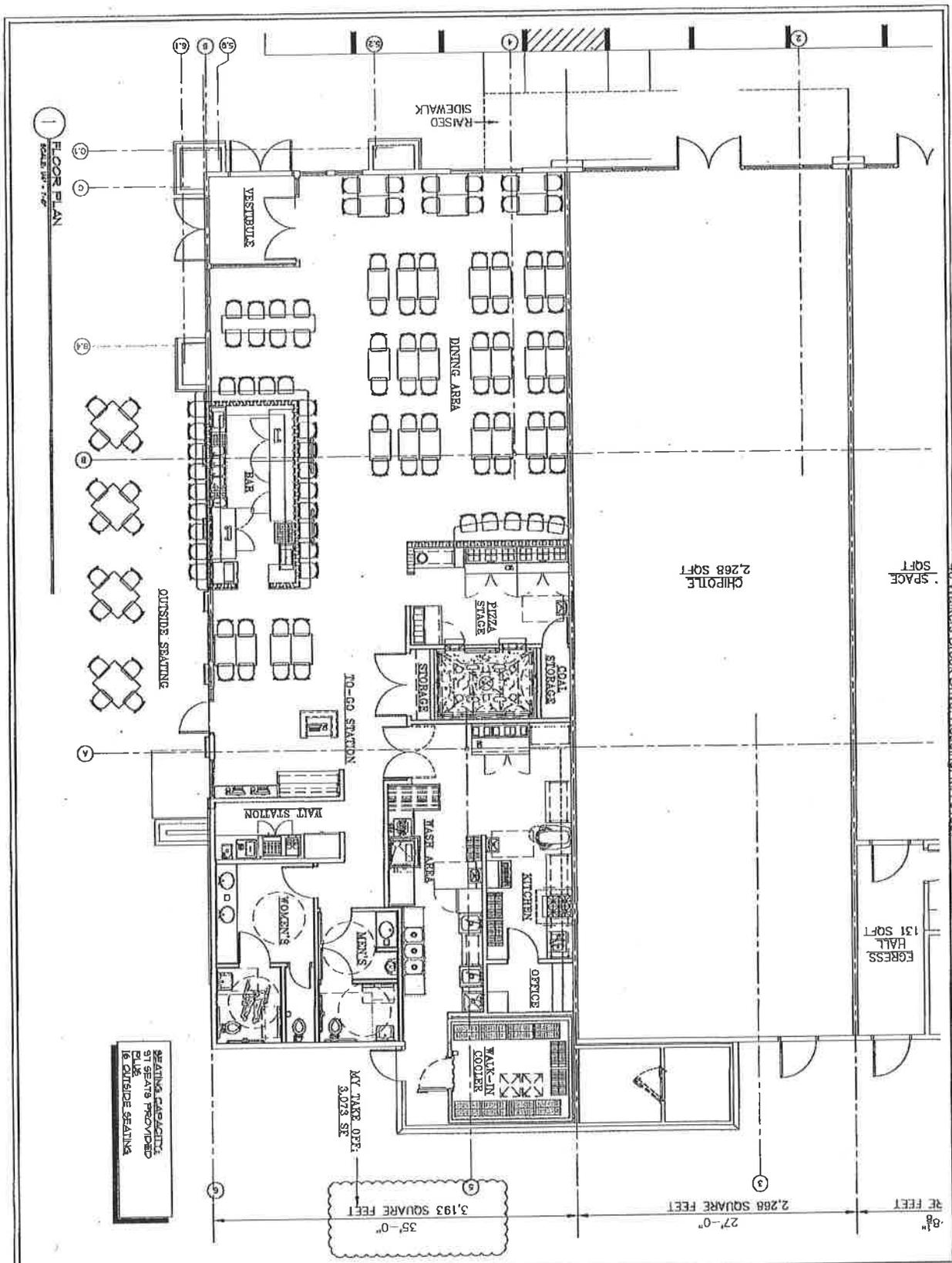
Manager/ Ex Sous Chef
Antonio's Italian Cuisine,
G2- Village at Wexford, Hilton Head Island, SC 29925
(843) 842-5505
2009-2010

Chef
Columbia Sussex Corporation
1 Hotel Circle, Hilton Head Island, SC
(843) 686-8400
2007-2009

Line Cook
Brook's House of BBQ
5560 NY-7
Oneonta, NY 13820
(607) 432-1782
1999-2007

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Anthony's Coal Fired Pizza of Reading LLC dba Anthony's Coal Fired Pizza
 48 Walkers Brook Drive, Reading, MA 01867



1 FLOOR PLAN
 SCALE: 1/8" = 1'-0"

SEATING CAPACITY:
 97 SEATS PROVIDED
 6 OUTSIDE SEATING

NY TAKE OFF!
 3,078 SF

3,193 SQUARE FEET
 35'-0"

27'-0"
 2,268 SQUARE FEET

SPACE
 SQ. FT.

CHIPOLE
 2,268 SQ. FT.

EGRESS
 HALL
 131 SQ. FT.

<p>DATE: DISCUSSION: 1/2/15 ISSUED FOR REVIEW 1/2/15 REVISED FOR REVIEW 1/2/15 REVISED FOR REVIEW</p>	
<p>REVISIONS:</p>	<p>DATE: DESCRIPTION:</p>
<p>PROJECT: ANTHONY'S COAL FIRED PIZZA</p>	
<p>OWNER: ANTHONY'S COAL FIRED PIZZA</p>	
<p>ARCHITECT: JRS ARCHITECT P.C.</p>	
<p>1000 WASHINGTON STREET, SUITE 100, READING, MA 01867</p>	
<p>PHONE: (617) 365-1111 FAX: (617) 365-1112</p>	
<p>WWW.JRSARCHITECT.COM</p>	
<p>DATE: 1/2/15</p>	
<p>PROJECT: ANTHONY'S COAL FIRED PIZZA</p>	
<p>SCALE: 1/8" = 1'-0"</p>	
<p>PROJECT NUMBER: SK-3</p>	

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The Commonwealth of Massachusetts
 Alcoholic Beverages Control Commission
 239 Causeway Street
 Boston, MA 02114
www.mass.gov/abcc

CONFIDENTIAL

PERSONAL INFORMATION FORM

Each individual listed in Section 10 of this application must complete this form.

1. LICENSEE INFORMATION:

A. Legal Name of Licensee B. Business Name (dba)

C. Address D. ABCC License Number (If existing licensee)

E. City/Town State Zip Code

F. Phone Number of Premise G. EIN of License

2. PERSONAL INFORMATION:

A. Individual Name B. Home Phone Number

C. Address

D. City/Town State Zip Code

E. Social Security Number F. Date of Birth

G. Place of Employment

3. BACKGROUND INFORMATION:

Have you ever been convicted of a state, federal or military crime? Yes No

If yes, as part of the application process, the individual must attach an affidavit as to any and all convictions. The affidavit must include the city and state where the charges occurred as well as the disposition of the convictions.

4. FINANCIAL INTEREST:

Provide a detailed description of your direct or indirect, beneficial or financial interest in this license.

IMPORTANT ATTACHMENTS (8): For all cash contributions, attach last (3) months of bank statements for the source(s) of this cash.

*If additional space is needed, please use the last page

I hereby swear under the pains and penalties of perjury that the information I have provided in this application is true and accurate:

Signature Date

Title (If Corporation/LLC Representative)

5632



The Commonwealth of Massachusetts
 Alcoholic Beverages Control Commission
 239 Causeway Street
 Boston, MA 02114
www.mass.gov/abcc

PERSONAL INFORMATION FORM

Each individual listed in Section 10 of this application must complete this form.

1. LICENSEE INFORMATION:

A. Legal Name of Licensee B. Business Name (dba)

C. Address

D. ABCC License Number (If existing licensee)

E. City/Town State Zip Code

F. Phone Number of Premise

G. EIN of License

2. PERSONAL INFORMATION:

A. Individual Name B. Home Phone Number

C. Address

D. City/Town State Zip Code

E. Social Security Number

F. Date of Birth

G. Place of Employment

3. BACKGROUND INFORMATION:

Have you ever been convicted of a state, federal or military crime? Yes No

If yes, as part of the application process, the individual must attach an affidavit as to any and all convictions. The affidavit must include the city and state where the charges occurred as well as the disposition of the convictions.

4. FINANCIAL INTEREST:

Provide a detailed description of your direct or indirect, beneficial or financial interest in this license.

LLC Member of indirect parent company.

IMPORTANT ATTACHMENTS (8): For all cash contributions, attach last (3) months of bank statements for the source(s) of this cash.
 *If additional space is needed, please use the last page

I hereby swear under the pains and penalties of perjury that the information I have provided in this application is true and accurate:

Signature Date

Title (If Corporation/LLC Representative)

CONFIDENTIAL



MUNICIPAL COURT
Borough of Saddle River

100 East Allendale Road • Saddle River, New Jersey 07458
Telephone: (201) 327-2132, #3 • Fax: (201) 818-4309

PHILIP F. SHERIDAN
Municipal Court Judge

CAROL POITTI
Court Administrator

CERTIFIED DISPOSITION

SUMMONS/COMPLAINT NO(S):	OFFENSE:
1.) 025525	39:4-50
2.) 025526	39:4-129A
3.) 025527	39:4-97
NAME OF DEFENDANT	Christopher Fusaro
DRIVER LICENSE NO.	F94261240006794- NJ
DATE OF OFFENSE	05/23/2003
ATTORNEY	Joseph Rem, Esq.
DISPOSITION DATE	10/07/2003
DISPOSITION	1.) Guilty 2.) Dismissed 3.) Dismissed
FINES PAID	1.) \$352.00
COSTS PAID	1.) 30.00
VCCB PAID	1.) 50.00
SSCP PAID	1.) 75.00
DWI SURCHARGE	1.) 200.00
DRIVERS LICENSE SUSP:	1.) 6 Months
IDRC	1.) 12-48 Hours

I hereby certify that the above is a true copy of the docket on file in this office.

Dated: June 4, 2010

Janine Napoleone, DMCA

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CONFIDENTIAL

MA-094

JOHN L. MOLINELLI OFFICER OF COURSE
BERGEN COUNTY PROSECUTOR
BERGEN COUNTY JUSTICE CENTER
HACKENSACK, NEW JERSEY 07601
(201) 646-2300

FILED

APR 7 2004

JOHN A. GONZALES
J.S.C.

STATE OF NEW JERSEY,

Plaintiff,

vs.

CHRISTOPHER FUSARO,

Defendant.

SUPERIOR COURT OF NEW JERSEY

BERGEN COUNTY-LAW DIVISION

BMA: 001-16-03

Summons Nos. 025525, 025526,
025527

QUASI-CRIMINAL ACTION

ORDER

The above captioned matter having been brought before the Court by defendant-appellant, Christopher Fusaro, by his attorney Joseph P. Rem, Jr., Esq., upon Notice of Municipal Appeal from a final judgment entered in the Municipal Court of Saddle River on October 7, 2003, and Danielle Abouzeid, Esq., Law Intern appearing on behalf of the STATE OF NEW JERSEY and this Court having considered the moving papers of the State and defendant, and having considered the evidence on de novo review on February 9, 2004, and for good cause shown;

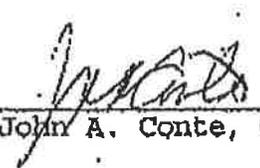
IT IS on this *7th* day of *April* 2004;

ORDERED that the defendant is guilty beyond a reasonable doubt, de novo, of driving while intoxicated, contrary to N.J.S.A. 20:4-50

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ORDERED that defendant is sentenced to a \$352 fine, \$30 court costs, \$50 Victim of Crime Compensation Board assessment, \$75 Safe Neighborhood Services Fund assessment, \$100 Drunk Driving Enforcement Fund surcharge, a secondary \$100 surcharge, 12 hours in the Intoxicated Driver Resource Center, and a six-month suspension of defendant's New Jersey Driver's License for driving while intoxicated.



Honorable John A. Conte, J.S.C.

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Affidavit

Over seven years ago, on May 23rd 2003 I was involved in a Driving while intoxicated Incident while driving home from a restaurant. I simply lost focus and hit a tree when I did not turn with the road while approaching my drive way. The incident took place 20 feet from my driveway (literally across the street from my home). I was not able to move my automobile so I walked into my home for assistance from my parents. I was charged with leaving the scene of the accident as the Police arrived quickly to the scene. The charges were later dismissed as I was not trying to flee the scene but rather seeking help from my parents. I was also charged with reckless driving which was also dismissed. I had blood taken from me to test my BAC which came back above the legal limit. I was found guilty of Driving while Intoxicated. It was an awful experience, but one I certainly learned from. I have also included my Certified Disposition for your review. Also I have never had any legal incidents before or after this isolated event.

Chris Fusaro



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The Commonwealth of Massachusetts
 Alcoholic Beverages Control Commission
 239 Causeway Street
 Boston, MA 02114
www.mass.gov/abcc

CONFIDENTIAL

PERSONAL INFORMATION FORM

Each individual listed in Section 10 of this application must complete this form.

1. LICENSEE INFORMATION:

A. Legal Name of Licensee B. Business Name (dba)

C. Address D. ABCC License Number (If existing licensee)

E. City/Town State Zip Code

F. Phone Number of Premise G. EIN of License

2. PERSONAL INFORMATION:

A. Individual Name B. Home Phone Number

C. Address

D. City/Town State Zip Code

E. Social Security Number F. Date of Birth

G. Place of Employment

3. BACKGROUND INFORMATION:

Have you ever been convicted of a state, federal or military crime? Yes No

If yes, as part of the application process, the individual must attach an affidavit as to any and all convictions. The affidavit must include the city and state where the charges occurred as well as the disposition of the convictions.

4. FINANCIAL INTEREST:

Provide a detailed description of your direct or indirect, beneficial or financial interest in this license.

IMPORTANT ATTACHMENTS (8): For all cash contributions, attach last (3) months of bank statements for the source(s) of this cash.
 *If additional space is needed, please use the last page

I hereby swear under the pains and penalties of perjury that the information I have provided in this application is true and accurate:

Signature Date

Title (If Corporation/LLC Representative)

5637



The Commonwealth of Massachusetts
 Alcoholic Beverages Control Commission
 239 Causeway Street
 Boston, MA 02114
www.mass.gov/abcc

CONFIDENTIAL

PERSONAL INFORMATION FORM

Each individual listed in Section 10 of this application must complete this form.

1. LICENSEE INFORMATION:

A. Legal Name of Licensee B. Business Name (dba)
 C. Address D. ABCC License Number (If existing licensee)
 E. City/Town State Zip Code
 F. Phone Number of Premise G. EIN of License

2. PERSONAL INFORMATION:

A. Individual Name B. Home Phone Number
 C. Address
 D. City/Town State Zip Code
 E. Social Security Number F. Date of Birth
 G. Place of Employment

3. BACKGROUND INFORMATION:

Have you ever been convicted of a state, federal or military crime? Yes No
 If yes, as part of the application process, the individual must attach an affidavit as to any and all convictions. The affidavit must include the city and state where the charges occurred as well as the disposition of the convictions.

4. FINANCIAL INTEREST:

Provide a detailed description of your direct or indirect, beneficial or financial interest in this license.

IMPORTANT ATTACHMENTS (8): For all cash contributions, attach last (3) months of bank statements for the source(s) of this cash.
 *If additional space is needed, please use the last page

I hereby swear under the pains and penalties of perjury that the information I have provided in this application is true and accurate:

Signature Date
 Title (If Corporation/LLC Representative)

5638



The Commonwealth of Massachusetts
 Alcoholic Beverages Control Commission
 239 Causeway Street
 Boston, MA 02114
www.mass.gov/abcc

CONFIDENTIAL

PERSONAL INFORMATION FORM

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1. LICENSEE INFORMATION:

A. Legal Name of Licensee B. Business Name (dba)
 C. Address D. ABCC License Number (If existing licensee)
 E. City/Town State Zip Code
 F. Phone Number of Premise G. EIN of License

2. PERSONAL INFORMATION:

A. Individual Name B. Home Phone Number
 C. Address
 D. City/Town State Zip Code
 E. Social Security Number F. Date of Birth
 G. Place of Employment

3. BACKGROUND INFORMATION:

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IMPORTANT ATTACHMENTS (8): For all cash contributions, attach last (3) months of bank statements for the source(s) of this cash.
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I hereby swear under the pains and penalties of perjury that the information I have provided in this application is true and accurate:

Signature Date
 Title (If Corporation/LLC Representative)

5639



The Commonwealth of Massachusetts
 Alcoholic Beverages Control Commission
 239 Causeway Street
 Boston, MA 02114
www.mass.gov/abcc

CONFIDENTIAL

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5640



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5642



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 Boston, MA 02114
www.mass.gov/abcc

CONFIDENTIAL

PERSONAL INFORMATION FORM

Each individual listed in Section 10 of this application must complete this form.

1. LICENSEE INFORMATION:

A. Legal Name of Licensee	Anthony's Coal Fired Pizza of Reading LLC	B. Business Name (dba)	Anthony's Coal Fired Pizza	
C. Address	48 Walkers Brook Dr.	D. ABCC License Number (If existing licensee)		
E. City/Town	Reading	State	MA	Zip Code
F. Phone Number of Premise	TBD	G. EIN of License		
				01867

2. PERSONAL INFORMATION:

A. Individual Name	Maria Delegal	B. Home Phone Number		
C. Address				
D. City/Town		State		Zip Code
E. Social Security Number		F. Date of Birth		
G. Place of Employment	Anthony's Coal Fired Pizza			

3. BACKGROUND INFORMATION:

Have you ever been convicted of a state, federal or military crime? Yes No

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LLC Member of Indirect Parent company

IMPORTANT ATTACHMENTS (8): For all cash contributions, attach last (3) months of bank statements for the source(s) of this cash.
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I hereby swear under the pains and penalties of perjury that the information I have provided in this application is true and accurate:

Signature Maria Delegal Date 3/23/15

Title LLC Member of Indirect Parent Company (If Corporation/LLC Representative)

5646



The Commonwealth of Massachusetts
 Alcoholic Beverages Control Commission
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5647



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5656

Phil Vaccaro
12 Latham Lane
Reading, MA 01867
617-771-8562

April 29, 2015

Dear Board of Selectmen,

My request is that the Board of Selectmen approve the re-naming of Morton Field at the Campus of Reading Memorial High School to the "Morton & Moscariello Field". The addition of Moscariello is a fitting and most deserving recognition for the man that coached baseball and was a member of the RMHS math department for over thirty-five years.

My association with Peter Moscariello goes back to his first game as a varsity baseball coach, and I was the umpire in that game. From the first conversation in 1977 to the present, I have admired the way Peter deals with students, athletes, teachers, coaches, officials, and parents; always a gentleman and always a teacher.

Peter has earned "legend" status as a teacher-coach at RMHS. He taught the fundamentals of baseball while teaching personal values, life skills and respect for the game. Morton Field was his classroom from three to six pm from the third Monday in March until his tournament run in mid-June.

Peter is a member of the State Baseball Coaches' Hall of Fame and the Reading Memorial High School Athletic Hall of Fame. He was a state champion, his teams twice were awarded the MIAA State baseball sportsmanship award, his career winning percentage is .747 and MIAA State Coach of the year award. I could go on and on about Peter's accomplishments as a baseball coach, but to me, his supervisor for eighteen years and to the many hundreds of student-athletes that Pete coached, it's all about the game of life. Peter is a GENTLEMAN and a gentle man. He knows how to get the most production out of his associates. He teaches, he observes, he corrects, he reviews, and he praises. Peter makes everyone around him feel important, that is, from his all-star players to the managers.

The most important part of Coach Moscariello's life is his family. His parents were "fixtures" at all his games, his wife and children sacrifice dinner time to allow him to coach, his athletes were treated as family members, and his staff was the most committed group of coaches.

I would appreciate the opportunity to attend a selectmen's meeting to express personally, the admiration and respect I have for the man we call "Mosc". Peter's commitment to the Town of Reading as a teacher, Department Chairman, and coach are most deserving of the field naming.

Kindest regards,

Phil

Phil Vaccaro

617-771-8562

Sh

LeLacheur, Bob

From: Wilson, Jessie
Sent: Tuesday, April 07, 2015 12:34 PM
To: Schena, Paula; LeLacheur, Bob
Cc: Delios, Jean
Subject: Climate Advisory Committee - Recycling Bin Behind CVS
Attachments: 2015-03-9CPDC Minutes Approved_CAC MarkUp.pdf; Reading CAC_DRT Notes_March 2015.pdf; RE: Reading Climate Advisory Committee - Recycling Bin DRT

Good Afternoon,

The CPDC last night reviewed the request from the Climate Advisory Committee for the recycling bin to be located behind the CVS lot. This was previously reviewed at the CPDC on March 9, 2015. I've enclosed those minutes (please see page 6). The CPDCs overall concern is the maintenance of the bin and how to control illegal or inappropriate dumping into the bin. Based on comments from the Development Review Team (DRT), also attached, the Public Safety Officer said they monitor commercial properties twice a night. This may help monitor the bin in the evening hours. A representative of JRM was present at the CPDC meeting last night. He indicated that should there be issues with inappropriate dumping or materials stockpiled outside the bin, they will remove the bin from service. I expressed concern with removal operations and wanted to ensure no additional spaces would be taken up from improper placement of the bin after it has been removed. We have come across this situation in the past. The CPDC did not want this to set a precedent for future commercial businesses who should be recycling, but do not provide it because they believe the Town should. CPDC does review these issues during regular site plan review, but wants to make it clear that this does not mean future business owners will not be expected to provide recycling accommodations.

It was further recommended by Staff and agreed by the CPDC that the bin should be properly signed to encourage cardboard recycling and to prevent inappropriate use of the bin. The Engineering Division has reviewed the utility easement and I've enclosed an email from Mr. Reinhart. At this point, the CPDC has no issues with the proposal and agrees it should be removed if issues arise.

Let me know if you need anything else.

Thanks,

Jessie

Jessie Wilson
Community Development Administrator
Town of Reading
16 Lowell Street
Reading, MA 01867

p: 781.942.6648
f: 781.942.9071
jwilson@ci.reading.ma.us

Town Hall Hours:
Monday, Wednesday, & Thursday : 7:30am - 5:30pm
Tuesday 7:30am - 7:00pm & CLOSED on Fridays



Town of Reading Meeting Minutes

Board - Committee - Commission - Council:

Community Planning and Development Commission

Date: 2015-03-09

Time: 7:30 PM

Building: Reading Town Hall

Location: Selectmen Meeting Room

Address: 16 Lowell Street

Purpose: General Business

Attendees: **Members - Present:**

David Tuttle
Nick Safina
John Weston
Jeff Hansen

Members - Not Present:

Others Present:

Jean Delios - Assistant Town Manager
Jessie Wilson - Community Development Administrator
George Katsoufis- Associate CPDC Member
Angela Kungulus - Representative for 30 Haven Street
Steve Schultz - Walpole Outdoor
Matthew Busnach - Jordan's Furniture
Sidney Tildsley - Walpole Outdoors

Minutes Respectfully Submitted By: Jessie Wilson

Topics of Discussion:

Mr. Hansen called the meeting to order at 7:30PM.

Request for Minor Modification to Site Plan Review - 30 Haven Street

Ms. Angela Kungulus told the CPDC that the owners of 30 Haven Street would like to request removal of the stamped concrete from the center of the parking lot. She believes it is not a necessary element and that it would cost less from a maintenance standpoint. Ms. Wilson summarized the history with the project in that it was originally approved as a stamped concrete. At that time, the CPDC was approached for a modification to change it to stamped asphalt. The CPDC approved the change to stamped asphalt. However, in October of 2012 the Applicant requested to eliminate the requirement for stamped asphalt and the CPDC denied the request.

Mr. Weston expressed frustration with the request as it has been a few years since the parking lot was completed and the owner still has not installed this item. He felt that each request was a reduction in their obligations to Site Plan Review.

The CPDC discussed the design and recalled that the original Site Plan Submission included a landscaped island in the parking lot.

No other comments were received.

Mr. Tuttle suggested making this into a checklist. He feels it may be more user friendly. Mr. Weston suggested looking at the Checklist for Special Exception for Louden County Virginia.

It was agreed that Staff will work on this and provide a draft to the CPDC for the next meeting.

Modular Classroom Proposal for Reading Public Schools

Ms. Delios reported that Town Meeting approved the funding for modular classrooms in February of this year. A preliminary locus plan has been prepared for the schools in which these classrooms are proposed and we wanted to get some initial thoughts from the CPDC.

Mr. Weston expressed concern about how children will get to the classrooms as well as the security. Mr. Safina expressed concern about having children walk along area in which snow could potentially fall. There are not snow roof guards at all the schools. Mr. Hansen said that at Barrows, the blacktop area is use for pick-up and drop-off and the location of a modular classroom at this location could that pose a challenge.

There was also concern about having kindergarteners using the classrooms and not the older children. Mr. Katsoufis said that students in the older grades move around and it could be more challenging, whereas the kindergarteners stay in one room generally all day.

Mr. Weston asked why they cannot put the classrooms where they were previously. Ms. Delios said that the building code has changed. She said that Staff did recommend the School Department submit to the CPDC for Site Plan Review. Mr. Katsoufis said that the Early Childhood Need Group has become more forma. The purpose of that group is to start looking at the long term needs including the high school. This group will develop a needs statement. He said that as part of that group, he was charged with reporting back to the CPDC on their behalf and will be coming to the CPDC to report on various matters on this topic. The CPDC felt that it would be good for Mr. Katousfis to bring his CPDC perspective back to that group and vice versa so there is a good line of communication between the two groups.

Reading Climate Action Committee – Recycling Bin in Public Lot Behind CVS

Ms. Delios said that this committee has been working with the Town Manager on finding a location for container to recycle cardboard in the rear of the public parking lot behind CVS. At first glance, the Committee has recommended the southeast corner of the lot, but that there would likely be a loss of one parking space. The Committee surveyed the business owners about this idea and received positive responses. One of Ms. Delios' concerns about the proposal the management of the bin. The Committee has volunteered and JRM has offered to haul.

Mr. Safina expressed concern about others dumping into the bin for other trash.

Mr. Weston felt there was no difference between this bin and the bin in the Town Hall parking lot. Mr. Tuttle expressed concern about restricting it to strictly cardboard.

Ms. Delios recommended that someone really truly manage it, like one of the businesses.

Mr. Weston believed there was already an incentive for the business to recycle and does not understand why the Town would be involved.

Mr. Tuttle felt that it is not an unreasonable use of the space, but the management is the key.

Mr. Weston said that most of the businesses included in the survey, likely came before CPDC for some form of Site Plan Review. It is very likely we already asked about their recycling plans.

Other Updates

Ms. Delios said that the Appointment Subcommittee recommended a fifth CPDC member and that person would need to be appointed by the Board of Selectmen on the 24th.

Buratty Tavern – we are still working with them to get open. The inspectors found a few things which deviated from the approved plan, so we are working to get those issues addressed.

Fuddruckers – The owner of Fuddruckers came in today to talk about adding more seats. Due to the new BeanStalk ropes course, they have seen a huge increase in business. They plan on renovating the space regardless, but that they will likely try to add more seats at the same time.

Chucks Deli – Mr. Hansen noticed they are open. Ms. Delios was surprised to see them open as well.

Approval of Minutes

The CPDC reviewed the minutes of November 3, 2014 and suggested minor edits.

Mr. Tuttle moved the CPDC to approve the minutes of November 3, 2014 as amended. Mr. Safina seconded and the motion carried 4-0-0.

The CPDC reviewed the minutes of December 8, 2014, 2014 and suggested minor edits.

Mr. Tuttle moved the CPDC to approve the minutes of December 8, 2014 as amended. Mr. Safina seconded and the motion carried 4-0-0.

Adjournment

Mr. Tuttle moved the CPDC to adjourn at 11:00PM. Mr. Safina seconded and the motion carried 4-0-0.

Development Review Team Meeting
Tuesday, March 26, 2015
Climate Advisory Committee – Recycling Bin @ CVS Lot

Staff Present (see attached sign in sheet for contact info): Assistant Town Manager Jean Delios, Public Safety Officer David Savior, Community Development Director Jessie Wilson, Business Administrator Jane Kinsella, Engineer Peter Reinhart, Assistant DPW Director Joe Huggins

Others Present:

Applicant: Ron D'Addario, Chair Climate Advisory Committee

Material Reviewed: Letter from Mr. D'Addario and project narrative.

The Climate Advisory Committee (CAC) has been working with JRM, the Town's contracted waste hauler on providing a recycling bin in the public lot behind CVS for use by those abutting businesses. The CAC originally developed this project with the former Town Manager and would like to move it forward at this time.

The proposed bin would be an 8-yard container which would have openings on the side (not have top lid). The proposed location is at the western most side of the lot as depicted on the map contained within Mr. D'Addario's letter. It is anticipated the bin would be emptied at least once a week by JRM. The CAC has offered to monitor the bin to address any problems or concerns. Additionally, if there were any issues with illegal dumping or debris JRM would likely pull the bin.

The CAC surveyed all the businesses adjacent to this lot to determine the desire/use of the bin. Several businesses indicated they would use the bin and not mind the loss of the one parking space as a result of bin placement.

The following is a list of comments from the DRT. The Comments from the CPDC will be provided to the Community Planning and Development Commission (CPDC) and Board of Selectmen for their consideration of the request.

LeLacheur, Bob

From: Wilson, Jessie
Sent: Monday, April 06, 2015 9:11 AM
To: LeLacheur, Bob
Subject: FW: Reading Climate Advisory Committee - Recycling Bin DRT

FYI – RMLD does not have an issue with the container provided it does not interfere with overhead wires/pole.

Jessie Wilson
Community Development Administrator

Town of Reading
16 Lowell Street
Reading, MA 01867

p: 781.942.6648
f: 781.942.9071
jwilson@ci.reading.ma.us

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Tuesday 7:30am - 7:00pm & CLOSED on Fridays

From: Reinhart, Peter
Sent: Monday, April 06, 2015 8:44 AM
To: Wilson, Jessie
Subject: RE: Reading Climate Advisory Committee - Recycling Bin DRT

Hi Jessie,

I heard from Brian Smith this morning and he said that RMLD has no problem with a container going within the easement, as long as it is carefully placed so that it does not interfere with the overhead wires and the pole.

Peter

Peter Reinhart, Civil Engineer
Town of Reading, Engineering Division
16 Lowell Street
Reading, MA 01867
781-942-9082
781-942-5441 (fax)

From: Wilson, Jessie
Sent: Wednesday, April 01, 2015 12:46 PM
To: Delios, Jean; LeLacheur, Bob; Cormier, James; Savio, David; Segalla, Mark; Huggins, Joe; Zager, Jeff; Reinhart, Peter; Zambouras, George; Ronald D'Addario; Kinsella, Jane; Burns, Greg
Subject: Reading Climate Advisory Committee - Recycling Bin DRT

DRT Comments

DRT Comments			
Planning			
	Comment	Policy/Regulation	Status
1. CPDC Concerns	This was brought before the CPDC who expressed concern about the management of the bin such as illegal disposal, monitoring and use.		The CPDC will review proposal at the April 6 th meeting with input from the CPDC.
2. General	There is a general concern regarding the management of the bin from Staff. This needs to be clearly defined.		Applicant noted.
Business Administrator			
	Comment	Policy/Regulation	Status
1. Construction Debris	In the history of this project, there was concern for construction debris being dumped in the bin illegally.		Applicant replied that the bin could be signed to help prevent illegal dumping.
Police			
	Comment	Policy/Regulation	Status
1. Monitoring	The Police Department does regular evening checks at commercial properties which would help in monitoring the bin for illegal activity.		Applicant noted and replied the CAC would monitor the bin regularly and be a contact for any issues that arise.
2. Parking	The available parking in that lot is limited. However, if the businesses do not object to losing a space, there is no added concern from a public safety standpoint.		Applicant noted.
DPW			
	Comment	Policy/Regulation	Status
1. Monitoring	There is concern that items would be left outside of the bin if they could not fit, or illegally.		Applicant noted.
2. Snow Removal	The location of the bin is currently where snow is piled prior to being removed.		Applicant noted.
3. Correct Disposal	There is concern that cardboard may not be broken down properly to fit within the bin. It is recommended a guide be prepared for the businesses to remind them to properly break down the cardboard before it is recycled.		Applicant noted.
Engineering			
	Comment	Policy/Regulation	Status

Town of Reading
Climate Advisory Committee
Recycling Bin – Public Lot CVS

March 26, 2015

1. Utility Easements	The bin may be located in an area where there are utility easements. The bin may have to be moved if utility work was ever needed.		Applicant noted.
2. Insurance Liability	Who would be responsible if someone were to back into the bin?		Applicant noted.
3. Noise	There is concern about noise impacts when emptying the bin and the impact it may have on the abutting residences.		Applicant noted.
4. Visual Impacts	There is concern of the visual impact of the bin from the abutting residences.		Applicant noted.

EurePar CUS Lot Climate Action Committee

Sign In Sheet - Development Review Team (DRT) Meeting

Project Name: Jessie Wilson Date: 3/26/15

Name	Title	Representative	Email address	Telephone
Bob LeLacheur	Town Manager	Town of Reading	blelacheur@ci.reading.ma.us	781-942-6643
Jean Delios	Assistant Town Manager, Community Services	Town of Reading	Jdelios@ci.reading.ma.us	781-942-6612
Greg Burns	Fire Chief	Town of Reading	gburns@ci.reading.ma.us	781-944-6730
Paul Jackson	Fire Lieutenant	Town of Reading	piackson@ci.reading.ma.us	781-944-6732
George Zambouras	Town Engineer	Town of Reading	gzambouras@ci.reading.ma.us	781-942-6683
Glen Redmond	Building Commissioner	Town of Reading	gredmond@ci.reading.ma.us	781-942-6616
Chuck Tirone	Conservation Admin.	Town of Reading	ctirone@ci.reading.ma.us	781-942-6616
Jessie Wilson	Community Development Administrator	Town of Reading	jiwilson@ci.reading.ma.us	781-942-6648
Jeff Zager	Public Works Director	Town of Reading	izagar@ci.reading.ma.us	781-942-9700
Greg Erickson	Health Administrator	Town of Reading	gerickson@ci.reading.ma.us	781-942-6653
David Savio	Public Safety Officer	Town of Reading	dsavio@ci.reading.ma.us	781-942-6775
Ron D'Addario	Climate Advisory Committee	" "	daddario43@gmail.com	781-439-9146
Peter Reinhart	Civil Engineer	" "	Preinbart@ci.reading.ma.us	781-942-9002
Joseph Husons	Assistant Director - DPW	" "	JHusons@ci.reading.ma.us	781-942-6619
JANE C. KINSILLA	Business Administrator	" "	JKINSILLA@ci.reading.ma.us	781-942-6673



Town of Reading
16 Lowell Street
Reading, MA 01867-2685

FAX: (781) 942-9071
Email: townmanager@ci.reading.ma.us
Website: www.readingma.gov

TOWN MANAGER
(781) 942-9043

NOTICE OF TAKING

To: 25 WBD LLC
1266 Furnace Brook Parkway
Quincy, Massachusetts, 02169

Notice is hereby given that on March 24, 2015, the Board of Selectmen of the Town of Reading adopted an Order of Taking to take by eminent domain a permanent easement over the following parcel of land:

That land shown as "EASEMENT AREA = 108.3 SF" on the plan entitled "Easement For Construction & Maintenance Of Bus Shelter Located At 25 Walkers Brook Dr., Reading, MA", scale: 1" = 8', dated January 7, 2013, prepared by the Town of Reading, Massachusetts, Department of Public Works, Engineering Division," and recorded as Plan 230 of 2015 at the Middlesex County Registry of Deeds.

On April 1, 2015 an Order of Taking, attached hereto, was recorded with the Middlesex County Registry of Deeds, being within thirty (30) days of the date of the adoption of the Order of Taking as authorized by General Laws, Chapter 79, §3.

Any right to damages to this taking vested on April 1, 2015, the date on which the Order of Taking was recorded in said Registry of Deeds.

This taking was made by the Board of Selectmen of the Town of Reading, in the County of Middlesex and Commonwealth of Massachusetts, acting under the authority of and in accordance with Chapters 79 and 83 of the General Laws of the Commonwealth of Massachusetts, all as amended, and by virtue of the authority conferred upon them by a vote of more than two-thirds under Article 6 of the Special Town Meeting held on November 10, 2014.

Damages will not be awarded. G.L.c.79, §§14 and 16, provide that you may petition the Superior Court for an assessment of damages within three (3) years after the right to damages has vested.

IN WITNESS WHEREOF, a majority of the Board of Selectmen of the Town of Reading have adopted the foregoing Order of Taking this _____ day of _____ 2015.

DANIEL ENSMINGER, CHAIR

JOHN R. HALSEY, VICE CHAIR

JOHN ARENA

BARRY BERMAN

KEVIN M. SEXTON

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this _____ day of _____, 2015, before me, the undersigned notary public, personally appeared Kevin M. Sexton, John Arena, John R. Halsey, Daniel Ensminger and Barry Berman, as they are the members of the Board of Selectmen for the Town of Reading, proved to me through satisfactory evidence of identification, which was _____, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Notary Public

The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
239 Causeway Street
Boston, MA 02114
www.mass.gov/abcc

RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION
MONETARY TRANSMITTAL FORM

APPLICATION SHOULD BE COMPLETED ON-LINE, PRINTED, SIGNED, AND SUBMITTED TO THE LOCAL LICENSING AUTHORITY.

REVENUE CODE: RETA

CHECK PAYABLE TO ABCC OR COMMONWEALTH OF MA: NO FEE

IF USED EPAY, CONFIRMATION NUMBER:

A.B.C.C. LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY):

LICENSEE NAME:

ADDRESS:

CITY/TOWN: STATE ZIP CODE

TRANSACTION TYPE (Please check all relevant transactions):

- Change of Hours
- Change of DBA
- Charity Wine License

THE LOCAL LICENSING AUTHORITY MUST MAIL THIS TRANSMITTAL FORM ALONG WITH THE CHECK, COMPLETED APPLICATION, AND SUPPORTING DOCUMENTS TO:

ALCOHOLIC BEVERAGES CONTROL COMMISSION
P. O. BOX 3396
BOSTON, MA 02241-3396

SKI

The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
239 Causeway Street
Boston, MA 02114
www.mass.gov/abcc

2015 APR 28 AM 11:00

PETITION FOR CHANGE OF LICENSE

101600033

ABCC License Number

Reading

City/Town

The licensee Bistro Concepts, Inc. respectfully petitions the Licensing Authorities to approve the following transactions:

- | | |
|---|--|
| <input type="checkbox"/> Change of Manager | <input type="checkbox"/> Alteration of Premises |
| <input type="checkbox"/> Pledge of License/Stock | <input type="checkbox"/> Cordial & Liqueurs |
| <input type="checkbox"/> Change of Corporate Name | <input type="checkbox"/> Change of Location |
| <input checked="" type="checkbox"/> Change of DBA | <input type="checkbox"/> Change of License Type (\$12 ONLY, e.g. "club" to "restaurant") |

Change of Manager

Last-Approved Manager:

Requested New Manager:

Pledge of License /Stock

Loan Principal Amount: \$

Interest Rate:

Payment Term:

Lender:

Change of Corporate Name/DBA

Last-Approved Corporate Name/DBA:

Sam's Bistro

Requested New Corporate Name/DBA:

Fusilli's Cucina

Change of License Type

Last-Approved License Type:

Requested New License Type:

Alteration of Premises: (must fill out attached financial information form)

Description of Alteration:

Change of Location: (must fill out attached financial information form)

Last-Approved Location:

Requested New Location:

Signature of Licensee

M. Pal

(if a Corporation/LLC, by its authorized representative)

Date Signed

4/28/15

SK3



Town of Reading
BUSINESS CERTIFICATE

Certificate #: **15-059**

Type: **New**

Original Issue: **April 28, 2015**

Renew:

Expiration: **April 28, 2019**

In conformity with the provisions of Massachusetts General Laws, Ch 110 Sec 5, as amended, the undersigned hereby declares that a business is conducted under the title of:

Bistro Concepts, Inc d/b/a Fusilli's Cucina

107 Main Street

Reading, MA 01867

Phone: 781-944-7267

Said business is conducted by the following named person(s). If a corporation, include the title of each corporate officer signing the certificate.

Name

Address

Michael A Palmer


Michael A Palmer

Type of Business: **Restaurant: Full Service**

Appeared before me the above named person(s) and acknowledged the foregoing to be a true and accurate account, given under the pains and penalties of perjury this 28th day of April 2015.


Laura A. Gemme, Town Clerk

In accordance with the provisions of Massachusetts Laws the business certificate shall be in effect for a period of 4 years from the date of issue and shall be renewable by the applicant every four years thereafter. In the event of discontinuance, withdrawal of partner, retirement, or amendment of the certificate in any manner it shall be necessary to file with the Town Clerk such change, under oath. Such change shall be recorded with and become part of the original filing. Copies of the Business Certificate shall be available at the address of the business and shall be furnished to any person(s), making purchases of goods or services upon request. This is not a license to do business. Necessary licenses and permits must be obtained at the Town Manager's Office or Board of Health.

5K4

UNANIMOUS CONSENT OF DIRECTORS
IN LIEU OF SPECIAL MEETING

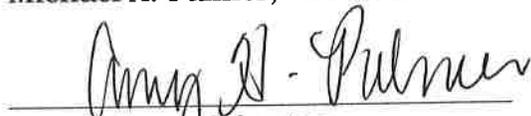
Unanimous consent of the Directors in Lieu of Special Meetings of the Board of Directors, dated March 9, 2015

The undersigned, being all of the Directors of Bistro Concepts, Inc., a Massachusetts corporation, agree that the following corporate action be taken:

That the corporation be authorized to change the name of Sam's Bistro to Fusilli's Cucina and in that regard to: prepare and submit a new d/b/a certificate to the Town of Reading; submit any and all required documentation to change the liquor license, common victualer's license, and any other required permits and approvals to operate the restaurant located at 107 Main Street, Reading, Massachusetts, under the new name Fusilli's Cucina; to keep Sam's Bistro in operation until such time as Fusilli's Cucina is ready to begin operations; and to take such other and further action as necessary or desirable in order to re-brand and re-license the restaurant located at 107 Main Street, Reading, Massachusetts. Michael A. Palmer, as President, is hereby authorized to execute any and all documents in conjunction with said re-branding and re-licensing without the necessity of any other signatures or approvals

All with like effect and validity as though the foregoing corporate action was duly taken by the unanimous action of all directors and all shareholders at a meeting of said directors and shareholders duly called and legally held.


Michael A. Palmer, Director


Amy Palmer, Director



Town of Reading Meeting Minutes

Board - Committee - Commission - Council:

Board of Selectmen

Date: 2015-04-01

Time: 7:00 PM

Building: Pleasant Street Senior Center

Location: Great Room

Address: 49 Pleasant Street

Purpose: General Business

Attendees: **Members - Present:**

Chairman John Arena, Secretary Daniel Ensminger, Kevin Sexton, Vice
Chairman Marsie West, John Halsey

Members - Not Present:

Others Present:

Town Manager Bob LeLacheur, Jenn Erickson, Jean Delios, Jessie Wilson

Minutes Respectfully Submitted By: Secretary Kevin Sexton

Topics of Discussion:

Opening remarks were made by the Town Manager, Bob LeLacheur and Ms. Jenn Erickson, Planner with MAPC provided a brief introductions.

There being a quorum, the Economic Development Committee (EDC) and the Board of Selectmen called the meeting to order.

Ms. Erickson began the presentation with the overall goal for the project, which is to develop a strategic economic development action plan for the 4 priority development areas in Town and to identify potential redevelopment opportunities based on market analysis and existing land uses.

She provided a brief background on the Metropolitan Area Planning Council (MAPC) noting that they are the regional planning agency for Reading and also serve a total of 101 cities and towns in the region. MAPC provides a number of services to the community, and they are working on a few other projects to streamline permitting efforts in Reading.

The Economic Development Action Plan will be focusing on the 4 priority development areas in Town. This includes the expansion of the Downtown Smart Growth District (4OR), South Main Street, the New Crossing Road Redevelopment District, and 1 General Way.

Over the past several months, MAPC has been working with a working group to examine retail/office/residential opportunities in these 4 areas which will eventually lead to modeling those sites to determine the use and density that can be accommodated. Ms. Erickson said there will be a few different modeling scenarios based on information gathered and ultimately MAPC will provide some visualizations/renderings to serve as a good example on what the potential development may look like.

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Ms. Erickson said the advisory committee for the project includes the Town Manager, the Assistant Town Manager, the Community Development Administrator, the Economic Development Committee and the Board of Selectmen.

Ms. Erickson then provided a background on how the 4 priority development areas were identified.

The Priority Mapping Project, which began in 2011, was a year and half long project that involved 15-20 public meetings (regional and local meetings) to establish the priority and preservation areas in the North Suburban Planning Council (NSPC) region area to help facilitate redevelopment. As part of that project, the Town was asked to identify sites that would be priorities. MAPC then looked at the suitability for the development types using various criteria based on what type of development the town assumed would be suitable for that particular site. The criteria included travel choices, walkable communities, open spaces and healthy watersheds.

Based on that analysis, there are 4 areas in Reading that were deemed to be regionally significant. Those include:

PDA 1 – Expansion of the Downtown 40R Smart Growth District

PDA2 – South Main Street

PDA3 – Area behind the current Reading Municipal Light Department, informally called the New Crossing Road Redevelopment District

PDA4 - 1 General Way

A variety of maps were presented of Reading including current land use, current zoning, transportation assets, Floor Area Ratios, Building Value per Square Foot, Tax Revenue Per Parcel, and Improvements to Land Value Ratio.

Questions:

Does high-tech fall under industrial?

MAPC – it would fall under office use.

What about Server Farms?

MAPC – it would likely fall under light industrial.

Will the maps be posted?

MAPC – yes everything will be made available after the meeting.

MAPC - clarified the 4 priority development areas noting that these come from a larger list of areas. The Priority Mapping report can be made available.

Which areas were identified for residential?

MAPD – Priority Area 1.

Is the goal to increase tax revenue?

MAPC – the goal of this project is to look into the quality of life and the goals of the community and to ensure appropriate planning is done to meet those goals. It is not solely about increasing tax revenue, but meant to proactively guide development. MAPC strives to meet the goals identified in their Master Plan, called Metro Future. This includes looking at various opportunities for commercial offerings, creating access to those offerings and address the housing needs of the region.

Ms. Delios added that the goal of this meeting is really to talk about density and what works for Reading.

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Market Analysis Presentation

Ms. Amanda Chisolm from MAPC presented the market analysis for Reading as it relates to Office and Retail. She noted their initial work included interviewing local businesses. Most reported they are doing well, but a few have noted they were struggling. Rents are competitive and Reading has a low vacancy rate. However, some felt that the parking in the downtown is confusing and that the permitting process could be more business friendly and more streamlined. Other business owner's felt that more residential in the downtown would help boost their sales.

Interviews with commercial brokers revealed that there is a potential for small offices and small retail stores downtown. There is strong office competition.

Interviews with residential brokers revealed that the single-family home market is strong and there is also a demand for well-located multi-family housing within an amenity rich area.

MAPC also looked at the Retail Trade Area and performed a Retail Gap Analysis. Based on the analysis there is a demand for 2 health and personal care stores, 1 food & beverage store, 2 small retailers and 1 food services & drinking place. There is an opportunity to capture this gap by filling the existing vacancies and concentrating the majority of new retail in downtown and the northern end of south Main Street.

Office Outlook

Rents were slightly below the 128/MassPike region, but were on par with rents in the suburbs. There is a 17% vacancy rate which is a decrease from previous areas. According to industry projections, there is a 14% growth, but that is within the region, which Reading is certainly positioned to capture some of that growth by leveraging some of the community's assets.

Residential Analysis

Mr. Matt Smith with MAPC presented the Residential Market Analysis.

Overall, household growth will drive residential demand. An analysis of the population projections identified 1,900 additional households over the next 10-20 years and an increase of senior households by 75%. There will also be an increase in the 20-34 year olds also known as the millennials. Mr. Smith noted that the senior population and the millennials have similar preferences on housing choices. They are both leaning towards smaller housing units which are within walking distance to various amenities.

The residential analysis also looked at recent trends. Traditionally, Reading has been an owner-occupied community, but in the past 10-15 years there has been an increase in rental housing. In addition, there has been an increase in condo units. As for home sales, they are at an all-time high for Reading. Single-Family homes are in the highest demand as the schools are a big draw. However, he noted that the student population is projected to decline. The Condo market is also strong with a big desire in upscale two-bedroom units. They are finding that people want to stay in Reading, but the options are limited for empty-nesters. Many of the units are located on the outskirts of Town and are not walkable.

Other trends indicate that there is little new single-family home construction. This is likely due to the little developable land in Reading. He also found that rentals come and go quickly. There is opportunity for more residential as there is a demand for 950 potential units over the next 5-10 years. Most of that development will be infill/redevelopment, but that there is a strong demand for housing near the downtown. Half of that demand could be supported by alternative housing units in the downtown with a more modest amount of single-family home development.

MAPC Review of PDAs in the Residential Market Opportunities

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Area 1: Expansion of the Downtown 40R District

- Focus retail development by filling vacancies with a mix of restaurants and residential.
- This area could support small professional offices (lawyer or accountant)

Area 2: South Main Street

- Focus retail in the northern section of this area and phase in new commercial as residential units are added.
- Residential opportunities in the northern section as infill development which could also support the downtown.
- There is opportunity for small professional offices.

Area 3: New Crossing Road Redevelopment District

- Due to its proximity to Downtown, additional residential opportunities may exist in this area
- Office – creative mix space or flex space

Area 4: 1 General Way

- Best use for office or build to suit
- Residential could be supported in this area to blend in with the existing surrounding residential
- Mixed Use - live-work-play to accommodate current workforce

Questions

Will this take into account impact on town services?

MAPC – Yes, they will take into account relevant impacts such as stormwater and wastewater.

Question – What is the impact on the schools and where did the data come from on the population projections?

MAPC – The data comes from MAPCs demographic projections for the region and very detailed modeling. There is a slight increase in school-aged children, then it begins to decline.

Question – What is the market for 2-bedrooms and what demographic does that attract?

MAPC – Two-bedroom units will likely not attract families with young children, but will likely attract empty-nesters and young-professionals.

Assistant Town Manager Jean Delios – The data from the Smart Growth Districts has a total of 15 children residing in the two smart growth districts.

Question – What about the boundary of PDA 1?

MAPC – It is based on the existing 40R district and expansion upon that.

Question – What about the impact of development on traffic from New Crossing Road and the south Main Street area?

MAPC – That would be considered when additional detail is developed around a particular project.

Question – What about the empty buildings in the 1B area? They would be great for mixed use.

MAPC – This analysis is to see whether certain mix of uses could be supported in the area and to identify those uses to bring in potential redevelopment.

Question – Some parcels in 1A and some on South Main Street are small parcels and difficult to develop. It is difficult to assemble parcels.

MAPC – That is common in downtown environments and there are different strategies or incentives a community could offer to encourage development and we will be looking at strategies.

Visual Preference Survey

MAPC presented a number of visual images to gauge preferences of the audience. Below is a summary of comments based on the ID of the visual.

6a4

Example:

2 Haven Street

- Like the brick
- Like the dormers
- Not too high
- Good quality of materials
- Lots of windows
- Walking and parking
- Building located on north side of the street
- Good mix of uses
- Good size of sidewalk
- Parking next to the building, windows

PDA1

Visual #10

- Doesn't look like there is much of a sidewalk, no trees
- Not nice signage
- Too many windows, the scale is bad
- Don't like the bars
- Poor signage
- Good mix of use

63% did not like this image

Visual #11

- Like the trees
- Better window to wall ratio
- Offset of building is good
- Nice arches
- Don't like the mail boxes inside

77% liked this image

Visual #12

- Too modern
- Too high
- Recessed upper floor is good
- White parts look like don't look like good quality
- Too much brick
- Does not fit character of town

79% did not like this image

Visual #13

- Too tall for downtown
- Doesn't fit the area
- Too dense
- No place in the district could fit this development
- This could be good in the 1b area

bas

64% did not like this image

Visual #14

- Overhangs are good
- Lots of windows which is good
- Too high
- Like the buildings
- Good variation in the façade
- Don't love the yellow color
- Like the hidden parking
- Don't like the flat roof

58% did not like this image

Visual #15

- Looks cheap
- Looks like a housing project
- Height is good
- Like the greenspace
- Don't like colors
- Too monolithic

87% did not like this image

Visual #16

- Look like a hotel
- Dislike the open parking and up on a podium
- Balconies – good and bad
- Dislike the flat façade

76% did not like this image

PDA 2

Visual #18

- Good greenspace
- Too much of a setback
- Lampposts are nice
- Like the bench
- Contours on the building are good
- Some don't like setback
- Differentiate the scale on south Main Street
- Articulated roofline is good
- Seems to be consistent with neighboring structures

88% liked this image

Visual #19

- Too tall
- No landscaping
- It looks more like an urban street corner or city block

- On the north side of south Main Street could be okay
- The width of the sidewalk and street crossing is good
- Signage issue maybe too far south

57% did not like this image

Visual #20

- Too boxy
- Too top heavy
- May not be suitable for aging population, need elevator
- Like that parking is not visible
- Nice that is a tree lawn

82% did not like this image

Visual #21

- More appropriate for south main street
- Concern that the height with several developments may change the character
- Too close to the street
- Not safe
- Good for window panes are crossed

67% did not like this image

Visual #22

- Too tall
- Needs more landscaping
- Too urban looking
- Three stories would be better
- Too sterile
- Not fan of flat roof
- Not fan of big overhangs
- Need more setback area
- 4th floor does not seem to fit
- Like the brick detail

50% like the image

Visual #23

- Too massive
- Better for downtown
- Like the curve on the corner
- Scale is scary and very lifestyle center like
- Likes that it would provide for retail opportunity
- Like the social aspect of the building for south main street

61% did not like this image

PDA3

Visual #25

- Seems sterile
- Has an artsy feel

6a7

- Like the variety of elements in the façade
- Not monolithic
- Looks like there is some social space and like that
- More appropriate for the Market Basket area

53% liked this image

Visual #26

- Little too tall
- Too boxy
- Not enough windows
- Lot of concrete on first floor for the retail and don't like that
- Like the trees and parking access
- Sidewalk lights
- Too modern

83% did not like this image

Visual #27

- Does not have the architectural appeal
- Feel like it is not a good fit for the area and perception for safety issues
- Would like it if there was more brick

63% did not like this image

Visual #28

- Seems like offices are better use for this spot
- Would have to improve access to that area for residential
- Better use for offices

68% liked this image

Visual #29

- Great for south Main Street
- This may not appeal to the growing demographic

52% did not like this image for South Main Street PDA

Visual #30

- Concern about the uses around this area may not be good fit for more housing
- Seem large for the tiny lots
- Haven't seen any light office or manufacturing only residential
- Need to look at the street width to see what it can handle
- Feels that most of these photos should be on south Main Street, not for this location
- Theses should be more near the train for the young families who want to be near the train

Visual #31

- Concerned this is not a good development for this location
- Good for south Main Street
- There is not a good access of ash street
- So little commercial in this area

72% did not like this image

608

PDA 4

Visual #33

- Very square
- Too tall
- Ugly
- Like the two different materials in the façade
- Seems like it is getting a lot of use

52% liked this image

Visual #34

- Like the windows
- Like the reuse of the historic structure
- Like the blend of traditional modern elements
- Needs more greenspace
- Taking note of the environmental constraints
- Likes solar on roofs

98% liked this image

Visual #35

- Good place for seniors close to seniors
- Not enough space for this development

81% did not like this image

Skipped Visuals 36,37,38,39,

Visual #40

- Too tall, but like the design
- Like it
- Like the contemporary design
- Like the building articulation of the front
- Good scale nice use of the space
- Like to see it energy efficient

95% liked this image

Public Realm Amenities

Visual #43

- Watering issue
- Worried about the pavers and snow and the seniors

97% liked this image

Visual #44

- Concept for outdoor seating is nice
- More privacy needed

Visual #45

- Like the flowers
- Awnings good
- Outdoor seating
- Open windows in restaurant
- Like the blade sings
- Streetlights are good
- Scale is good

100% liked this image

Visual #46

- Seating is good
- Variations of the façade
- Flowers are nice
- Benches are nice
- Sidewalk need to be wider

Visual #47

- Good for open space and entertainment
- Good for areas 1A and 1B

72% did not like this image

Visual #48

- No stone pillars

94% liked this image

Visual #49

- Like the idea
- Engaging the students and young students is good
- Welcoming

MAPC

We will use this information we have gathered to get a good idea on what modeling we will do for each site. We will share the findings on June 3rd to see about action items. They will send out information from this meeting as well as a save the date for the next meeting.

MEETING CONCLUDED.

Respectfully submitted,

Secretary

6/10



Town of Reading Meeting Minutes

Board - Committee - Commission - Council:

Board of Selectmen

Date: 2015-04-14

Time: 7:00 PM

Building: Reading Town Hall

Location: Selectmen Meeting Room

Address: 16 Lowell Street

Purpose: General Business

Attendees: **Members - Present:**

John Arena, Daniel Ensminger, John Halsey, Kevin Sexton, Barry Berman

Members - Not Present:

Others Present:

Town Manager Bob LeLacheur, Jean Delios, Jessie Wilson, Deputy Police Chief Mark Segalla, Vicki Avery, Paula Schena, Bill Brown, Stephen Crook, David Williams, Ron D'Addario, Jack Russell, John Doherty, Jeanne Borawski, Denise McCarthy, Ron and Caroline Ranere

Minutes Respectfully Submitted By: Secretary

Topics of Discussion:

The Town Clerk swore in newly elected Barry Berman before the meeting.

Reports and Comments

Selectmen's Liaison Reports and Comments – Daniel Ensminger noted that John Doherty and Jeanne Borawski will be in later for an agenda item. He took a field trip to the Edge Indoor Recreational Facility in Bedford. The facility rents out for \$600/hour which is the cost of daily operation. He attended the MAPC Forum on April 1 at the Pleasant Street Center. He also attended the CPCD zoning workshop last evening.

John Halsey noted that he attended the RCASA meeting at which they did an exercise by dividing the Board of Directors by discipline and then intermixed them to create awareness of what they do. RCASA is working on mental health and wellbeing and creating partnerships. They sponsored an event at the schools by bringing in speaker Chris Heron. This event had 400 in the audience and the kids would not stop asking him questions. He talked about mental health. Mr. Halsey noted that he has heard from many people who wanted to thank whoever was responsible for putting the event together.

Kevin Sexton noted that two ballot counting machines went down on Election Day so the ballots had to be hand counted. The Town Clerk handled it well by explaining the process and the volunteers were great. He offered congratulations to staff and volunteers on a good job done.

John Arena indicated he wanted to personally thank Officers Drauschke, Lavita and Santasky for their assistance earlier in the day.

Public Comment – Bill Brown noted that the Cemetery Board wants the Board of Selectmen to endorse their Article on the Town Meeting Warrant to give the Cemetery Garage project to the Building Committee to decide the location.

Town Manager's Report – The Town Manager noted that the Town Clerk helped out with ballot counting in Lawrence a while back so she had experience in the process. The Board will have to approve a motion soon for new machines that are needed for November.

The Town Manager also noted that although the Charter Committee was the least unanimous group he has ever worked with, they did a lot of work on the Charter. The House passed the Charter. The Senate wanted two changes and the Selectmen approved so the Senate approved it and sent it to the Governor. The Governor noticed the Senate approved the version that did not have the changes. The Governor will make four amendments, send it back to the House and Senate and then he will sign. We are operating under the new Charter now.

Proclamations/Certificates of Appreciation

National Telecommunicators Week – Fire Chief Burns thanked Vicki Avery and all the Dispatchers for their hard work. He noted they had three 911 calls come in at the same time today and Dispatch did a great job handling it.

Deputy Police Chief Mark Segalla noted that the Dispatchers sometimes go unnoticed. They have been short staffed this year and they still did a great job. Vicki Avery noted that having more staff will make a big difference.

The Town Manager noted that he has been interviewing for new Dispatchers and this job is highly technical and requires a great deal of medical knowledge.

A motion by Ensminger seconded by Halsey to proclaim the week of April 12 – 18, 2015 as Public Safety Telecommunications Week in Reading was approved by a vote of 5-0-0.

Arbor Day – A motion by Ensminger seconded by Sexton to proclaim April 24, 2015 as Arbor Day in Reading was approved by a vote of 5-0-0.

Discussion/Action Items

Board Re-Organization – John Arena turned the Chairmanship over to the Town Manager to take nominations for Chairman of the Board of Selectmen.

Halsey moved and Sexton seconded to place the name of Daniel Ensminger into nomination as Chairman of the Board of Selectmen. Halsey moved and Sexton seconded to close the nominations for Chairman of the Board of Selectmen and Daniel Ensminger was elected Chairman by a vote of 4-0-1 with Ensminger abstaining.

Arena moved and Sexton seconded to place the name of John Halsey into nomination as Vice Chairman of the Board of Selectmen. Ensminger moved and Sexton seconded to close the nominations and John Halsey was elected Vice Chairman by a vote of 4-0-1 with Halsey abstaining.

Ensminger moved and Berman seconded to place the name of Kevin Sexton into nomination for Secretary of the Board of Selectmen. Halsey moved and Arena seconded to close the nominations and Kevin Sexton was elected Secretary by a vote of 4-0-1 with Sexton abstaining.

Daniel Ensminger asked everyone to look at the liaison list and number according to which ones they want and email it to the Town Manager.

Dunkin Donuts/Walkers Brook Hours of Operation – The Regional Manager and the District Manager for Dunkin Donuts were present. They indicated they were not able to build enough business for overnight so they plan to close at 10:00 p.m. and open at 4:00 a.m.

662

The Town Manager noted that the CPDC original requirement was for gasoline 24 hours per day.

A motion by Sexton seconded by Berman to allow the reduced hours for Dunkin Donuts at 87 Walkers Brook Drive as requested was approved by a vote of 5-0-0.

Hearing – Driveway Variance – 74 Edgemont Avenue – The Secretary read the hearing notice. Homeowners Ron and Caroline Ranere were present.

Ron Ranere indicated he is asking for a variance to have two driveways on the same street without the minimum requirement of 120 feet frontage. Mr. Ranere noted that the issue is Edgemont Avenue is a school route but Arcadia is not. If they close the driveway on Arcadia then they have to back out onto Edgemont into school traffic.

The Town Manager noted that Public Safety agrees with this request.

John Arena asked if he would entertain closing the Edgemont Avenue opening and Mr. Ranere indicated he would rather not because he does use it in the afternoons. John Arena asked if he needed prior approval for the U shaped driveway and Mr. Ranere indicated he did not. John Arena indicated he had concerns about setting a precedent.

Barry Berman indicated that not backing up onto Edgemont is a good idea. He also noted that this property is unique because it is on a curve and there are not many houses on that type of a lot.

John Halsey noted that the abutters were all notified and there is no public comment. He noted this is an unusual setting.

Kevin Sexton noted that he understands John Arena's concerns but he supports this.

A motion by Sexton seconded by Arena to close the hearing on the driveway variance at 74 Edgemont Avenue was approved by a vote of 5-0-0.

A motion by Halsey seconded by Berman to allow the applicant to keep the second curb cut on Arcadia Avenue as indicated on the site plan C1 prepared by Ranere Associates Inc. was approved by a vote of 5-0-0.

Climate Advisory Committee – David Williams noted that the RMLD is exploring community shared solar project. They are looking at the cost and a working group has been formed. John Arena asked how large of a project are they looking at and David Williams indicated 50KW.

Ron Daddario noted this is still in the planning stages.

Daniel Ensminger indicated he likes this a lot because people can buy shares in it.

Barry Berman noted he thinks this is an awesome idea and asked if they have talked with the schools and if the RMLD is offering to finance. Jessie Wilson, Community Services Director, noted that they have worked with MAPC for a couple of years. They met with the RMLD, Schools and MAPC this week. They did google searches to look at parcels. Viable options are schools, municipal buildings and the Ice Arena.

Barry Berman asked about the feasibility of buying instead of leasing and Jessie Wilson noted we would have the chance to purchase after 10 years but we would get a lease payment from a developer.

John Halsey noted he has had experience with this with Boy Scout properties and it is important that there be a buyer. We need to understand what, where and how. There needs to be green lights all the way down the line.

The Town Manager noted that this discussion has been going on for 10 years. The Board of Assessors says this is a value to be taxed. This involves extremely complex finances.

John Arena noted this is the closest we will get to money from the sky.

Ron Daddario noted that the General Manager of the Light Department is for this and the state might make it financially feasible. He will come back when they have more information.

Daniel Ensminger asked for any examples and the Town Manager noted that the state is using panels off of the highways.

Ron Daddario noted that Earth Day is on April 25th from 10:00 a.m. to 2:00 p.m. at the Reading Municipal Light Department. There will be 12 – 14 presenters, car chargers, home presenters, LED bulbs will be sold at a reduced price, Chevy, Stoneham Ford, Toyota and Nissan will all be present.

Reading Garden Club and Reading Cultural Organizations – Working Group – May 16 Community Event – Demetra Tseckares, President of the Reading Garden Club and Vice President Denise McCarthy were present.

Ms. Tseckares noted that their goal is to teach about gardening. There are over 100 adopt an islands in Reading. The Civic Beauty Committee moved the Library garden to the back of Town Hall. They will be doing the front of Town Hall within a few weeks. Their Annual Plant Sale will be May 16th from 9:00 a.m. to 1:00 p.m. on the Town Common. There will be booths set up for education, a bake sale, musicians, artists and singers. Ms. Tseckares noted that 90% of the Monarch butterflies are dead due to the lack of milkweed and the use of pesticides. She reviewed an extensive list of plants to grow to attract butterflies and encourage people to ban pesticides.

Daniel Ensminger asked when the annual judging of the islands is scheduled for and Ms. Tseckares noted in July. She also noted that May 15th is “plant something day” and they will be planting a tree at all of the schools.

Jessie Wilson noted that she is working with a cultural group on infusing cultural events in downtown Reading. A working group has established an inventory of over 20 organizations in Reading and issued a survey to find out their interests. Ms. Wilson noted that the next steps are to get the group organized and increase event programming and entertainment in downtown. They are also working with John Feudo.

John Halsey noted this is an exciting concept and this group will become a nonprofit organization not a public committee.

The Town Manager noted that the Garden Club plant sale will be on the Town Common for the next two years due to the Library renovations.

MAPC Member Report – Steven Sadwick noted that the Metropolitan Area Planning Council (MAPC) has 12 planning organizations in the state. Reading belongs to the North Suburban Planning Council (NSPC). The winter council meeting focused on long range transportation planning, complete streets and downtown initiatives. Mr. Sadwick noted that Reading has done well gaining access to grants and the Reading 2020 and Economic Strategy Plan

received a great turnout. The President of the Mass Planning Directors had a lot of good things to say about the Town's staff and Board of Selectmen.

MAPC Service Inventory – Assistant Town Manager Jean Delios introduced Mark Fine from the MAPC.

Mr. Fine noted that they did a service inventory and the Town needs to consider how service delivery can be made more efficient and less costly. The Departments were surveyed and asked them to look at what can be eliminated, what is necessary and what can be regionalized. Findings include pressures to make records accessible to outside parties; enabling more payments online; more use of See Click Fix; cultural events and discretionary services i.e. health, library and elder services. Other findings include the Police suggesting outsourcing fingerprinting; and coordinate elder volunteer services with schools.

There is also a recommendation to change the fees for building inspector; elder van and tennis court online registration fee. Regionalize zoning/code enforcement is another option.

Mr. Fine noted that See Click Fix is a partnership service in Reading. The Town Manager noted that we receive See Click Fix for free for one year and have to determine by December if we want to continue it. Currently, only DPW is using it. John Arena asked if there are more costs to turn on more modules and the Town Manager indicated there is and there is also a need for staff to manage it.

Daniel Ensminger asked if the Schools are interested in any of these issues and Jeanne Borawski indicated they are. John Arena noted technology and Human Resources are a good match for the schools.

Barry Berman asked if we can expand this to a community discussion. The Town Manager noted that this is step 1. Step 2 will be to meet on Saturdays to discuss. Then we will ask the community what they want to give up.

Mark Fine noted that the Town does partnerships well citing the schools and elder services.

Bylaw Discussion on Associate Members – Daniel Ensminger noted that the new Charter does not allow associates unless the Board of Selectmen appoints them.

Town Counsel Ray Miyares noted that the Charter allows for a bylaw to expand on "all appointed Boards or Committees authorized by Article 4 of the Charter." All Boards must be appointed by the Board of Selectmen.

John Arena noted that it would be helpful to have a "how to guide." One area of question is the number of associates and the term. Ray Miyares noted that the number shall not exceed 2/3 and that can be rounded down. The Board also specify when terms.

Barry Berman asked how the Chairman of the Committee would determine who to appoint to vote – i.e. is it the associate with the longest tenure?

John Arena noted that associates only vote in the absence of a quorum.

Daniel Ensminger indicated he felt 2/3 was excessive. Ray Miyares noted that the Selectmen can choose the amount that they want.

Daniel Ensminger asked about the rules for formal hearings and Ray Miyares noted that Reading adopted a local action that if someone misses one meeting he can vote if he puts in writing that they watched a tape of the missed meeting.

John Jarema, member of the Historical Commission, noted that the Historical Commission doesn't have recorded meetings. Sharlene Santo noted that Historical Commission hearings are usually recorded. Kevin Sexton asked if it could be a private taping and Town Counsel indicated it can as long as it is announced.

Barry Berman noted that 2/3 seems high but the Town struggles to fill positions that it is nice to have people involved.

The Town Manager noted that the last sentence indicates that the Board of Selectmen is authorized to appoint associates to any board, committee or commission..... Town Counsel noted that can be taken out and reworded so that whichever Board is appointing the committee is the Board that appoints the associates.

Approval of Minutes

A motion by Sexton seconded by Halsey to approve the minutes of March 24, 2015 as amended was approved by a vote of 4-0-1 with Berman abstaining.

A motion by Sexton seconded by Arena that the Board of Selectmen go into Executive Session to discuss strategy with respect to litigation and that the Chair declares that an open meeting may have a detrimental effect on the litigating position of the body and to reconvene into Open Session was approved on a roll call vote with all five members voting in the affirmative.

Respectfully submitted,

Secretary



THE COMMONWEALTH OF MASSACHUSETTS

Number: 2015-3

Fee: \$0.00

TOWN OF READING

**This is to certify that Rev. Darin V. Colarusso, 300 Haverhill Street,
Reading**

**IS HEREBY GRANTED
A SPECIAL ONE-DAY LICENSE**

**TO SERVE ALL ALCOHOL
ON THE PREMISES
FOR A WINE TASTING EVENT
TO BE HELD ON MAY 30, 2015 AT
ST. ATHANASIUS PARISH CENTER,
300 HAVERHILL STREET,
BETWEEN THE HOURS OF 6:00 P.M. TO 10:00 P.M.**

Under Chapter 138, Section 14, of the Liquor Control Act.

Holders of one day licenses shall provide a bartender and/or servers who are trained and authorized to make decisions regarding continued service of alcoholic beverages to attendees. There shall be no self service of any alcoholic beverage at any event approved as a one day license.

This permission is granted in conformity with the Statutes and Ordinances relating thereto and expires at 10:01 p.m., May 30, 2015, unless suspended or revoked subject to the following conditions:

- 1. Liquor to be purchased from authorized distributor.**
- 2. Liquor to be stored on site only before and after event.**

Darin V. Colarusso

[Signature]

[Signature]

[Signature]

Date Issued: April 27, 2015

4C B05



OFFICE OF THE GOVERNOR
COMMONWEALTH OF MASSACHUSETTS
STATE HOUSE • BOSTON, MA 02133
(617) 725-4000

APR 13 AM 11:11

CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

April 9, 2015

Mr. Robert W. LeLacheur, Jr., Town Manager
Town of Reading
16 Lowell Street
Reading, MA 1867

Dear Mr. LeLacheur, Jr.:

We are pleased to inform you that the Chapter 90 local transportation aid funding for Fiscal Year 2016 will total \$200 million statewide.

This letter certifies that the **Town of Reading's** Chapter 90 apportionment for Fiscal Year 2016 is **\$598,893**. This apportionment will automatically be incorporated into your existing 10-Year Chapter 90 contract, which will be available on the MassDOT website:
<http://www.massdot.state.ma.us/chapter90>.

We look forward to working closely with your community to ensure the continuing success of the Chapter 90 program in the years to come.

Please feel free to contact Matthew Bamonte at (857) 368-9151 with any questions you may have regarding the Chapter 90 program.

Sincerely,

Charles D. Baker
Governor

Karyn E. Polito
Lieutenant Governor

90

4 C BOS

Schena, Paula

From: LeLacheur, Bob
Sent: Wednesday, April 15, 2015 11:03 AM
To: Schena, Paula
Subject: FW: FiOS TV Notice
Attachments: Customer Notice - BON etc - MA RI.pdf

BOS packet 5/5/15

Robert W. LeLacheur, Jr. CFA

Town Manager, Town of Reading
16 Lowell Street, Reading, MA 01867
townmanager@ci.reading.ma.us
(P) 781-942-9043; (F) 781-942-9037
www.readingma.gov; Please fill out our brief customer service survey at:
<http://readingma-survey.virtualtownhall.net/survey/sid/ff5d3a5f03e8eb60/>

Town Hall Hours:

Monday, Wednesday and Thursday: 7:30 a.m - 5:30 p.m.; Tuesday: 7:30 a.m. - 7:00 p.m.; Friday: CLOSED

From: Reddish, Jill M [<mailto:jill.m.reddish@verizon.com>]
Sent: Wednesday, April 15, 2015 10:49 AM
To: Reddish, Jill M
Subject: FiOS TV Notice

Dear Municipal Official,

This is to notify you of certain recent and upcoming changes to FiOS[®] TV programming.

- On March 22, 2015, without providing Verizon with advance notice, the content provider changed the programming on channel 172 from "Blue Ocean Network" (BON) to "Rocks TV," a 24 hour jewelry shopping channel. Subscribers will be notified through the FiOS[®] TV Message Center beginning on or around April 7, 2015 and by bill message beginning on or around May 15, 2015. A sample customer notice is attached.
- On or after July 20, 2015, the following FiOS TV channel positions are changing:
 - New England Cable News will move from channels 115 SD/615 HD to channels 13 SD/513 HD;
 - UP will move from channel 224 to channel 228;
 - Sony Movie Channel HD will move from channel 735 to channel 737; and
 - Sundance HD will move from channel 733 to channel 735.

Subscribers will be notified of the above by bill message beginning on or around May 15, 2015. A sample customer notice is attached.

Access to the FiOS[®] TV channel lineup is available 24/7 online at verizon.com/fiostvchannels.

961

We realize that our customers have other alternatives for entertainment and our goal is to offer the best choice and value in the industry. Verizon appreciates the opportunity to conduct business in your community. Should you or your staff have any questions, please contact me.

Sincerely,

A handwritten signature in cursive script that reads "Jill M. Reddish". The signature is enclosed in a thin black rectangular border.

Jill Reddish
FiOS TV- Sr. Staff Consultant
Franchise Management - NE
617 342 0558



FiOS® TV Channel and Programming Changes

On March 22, 2015, the content provider changed the programming on channel 172 from "Blue Ocean Network" (BON) to "Rocks TV," a 24 hour jewelry shopping channel.

On or after July 20, 2015, the following FiOS TV channel positions are changing:

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- Sony Movie Channel HD will move from channel 735 to channel 737
- Sundance HD will move from channel 733 to channel 735



4 CB05

43 Tennyson Rd
Reading, Ma 01867
April 17, 2015

Mr Robert W LeLacheur, JR
Town Manager
Reading Town Hall
Reading, Ma 01867

Dear Mr LeLacheur,

During the tax season that ran from February 1st to April 15 this year, thirteen volunteers from AARP worked with the Reading Council on Aging to set up appointments at St Athanasius Hall on Thursdays. About 200 tax returns were completed for Seniors.

Thanks to Jane Burns and Anne Gentile who set up appointments for us, we were able to work with Senior Citizens. Without this kind of support, many seniors might have missed out on Tax credits that could help them pay for medicines, heat and food. The Senior Circuit Breaker Credit is about \$1050 for those who qualify. I can't tell you how grateful the folks were to get their taxes done, but I can tell you that Jane and Anne are extremely dedicated workers who care about the Seniors.

The Reading Library also helped out by posting notices of the services and putting us in their bulletin.

The Reading Memorial Light Dept was the site of the tax program held on Saturdays and open to both seniors and low income folks. Close to 200 returns were also completed there. Many thanks go to Patricia Mellino at Reading Light for setting up the schedule with us. She even referred a few people who mistakenly called her for an appointment. She arranged entry to the building and was a great person to work with.

Thanks to these great employees, and the volunteers over 400 tax returns were prepared for Seniors and low income folks. We appreciate the help we've been given and look forward to continuing collaboration in the years to come.

Sincerely,

Annemarie Rotondo and Judith Agnes
Local Coordinators

Carl R Mockler
AARP Foundation Tax Aide Program
District Nine Coordinator

9C

4cBos

Schena, Paula

From: LeLacheur, Bob
Sent: Thursday, April 23, 2015 3:35 PM
To: Schena, Paula
Subject: FW: FiOS TV Notice
Attachments: Customer Notice - DoD News.pdf

For BOS 5/5 packet

Robert W. LeLacheur, Jr. CFA
Town Manager, Town of Reading
16 Lowell Street, Reading, MA 01867
townmanager@ci.reading.ma.us
(P) 781-942-9043; (F) 781-942-9037
www.readingma.gov; Please fill out our brief customer service survey at:
<http://readingma-survey.virtualtownhall.net/survey/sid/ff5d3a5f03e8eb60/>

Town Hall Hours:
Monday, Wednesday and Thursday: 7:30 a.m - 5:30 p.m.; Tuesday: 7:30 a.m. - 7:00 p.m.; Friday: CLOSED

From: Reddish, Jill M [<mailto:jill.m.reddish@verizon.com>]
Sent: Thursday, April 23, 2015 2:57 PM
To: Reddish, Jill M
Subject: FiOS TV Notice

Dear Municipal Official,

This is to notify you of a recent change to FiOS® TV programming.

On April 17, 2015, DoD NEWS on channel 124 was removed from the FiOS® TV channel line-up, because DoD NEWS stopped distributing this channel to cable and satellite providers.

Subscribers are currently being notified through the FiOS® TV Message Center and will be notified via bill message beginning on or around June 1, 2015. A sample customer notice is attached.

Access to the FiOS® TV channel lineup is available 24/7 online at verizon.com/fiostvchannels.

We realize that our customers have other alternatives for entertainment and our goal is to offer the best choice and value in the industry. Verizon appreciates the opportunity to conduct business in your community. Should you or your staff have any questions, please contact me.

Sincerely,



Jill Reddish
FiOS TV- Sr. Staff Consultant
Franchise Management - NE

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FiOS® TV Programming Change

On or after April 17, 2015, DoD NEWS on channel 124 was removed from the FiOS® TV Channel line-up. DoD NEWS ceased distributing this channel to cable and satellite providers but will continue to carry military news and information programming online at Defense.gov.

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RCTV STUDIOS

2015 MAR 23 AM 10:57

Jane M. Lyman
Senior Manager of Government & Regulatory Affairs
Comcast
12 Tozer Road
Beverly, MA 01915

Re: Onscreen Program Guide for Local Programming

Dear Jane:

The purpose of this letter is to inquire when you expect to have local programming included on the Onscreen Program Guide? I can't tell you how many times we are asked the following questions from subscribers in Reading:

- When is the Board of Selectmen Meeting on?
- What channel is the RMHS football game on and when?
- Why aren't these local programs displayed on the Onscreen Program Guide?

Subscribers are frustrated that they cannot find their favorite programs on the Onscreen Program Guide. Could you please let us know when you expect to resolve this issue?

Sincerely,



Marcel Dubois
President, RCTV Board of Directors

On behalf of the Board of Directors or RCTV Studios,

- John Carpenter
- Bruce Cooper
- Kathi Crook
- Stephen Goldy
- Ryan Pinette
- John McAleer
- Anna Tourkakis
- Kevin Walsh

CC: Reading Board of Selectmen

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L/C BOS

2015 MAR 23 AM 10:57

RCTV

STUDIOS

Jill Reddish
Franchise Manager
Verizon
175 High Street
Oliver Towers, Floor 7
Boston, MA 02110

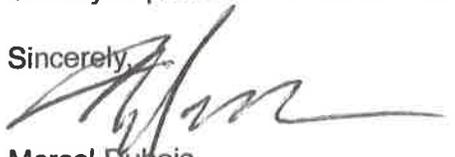
Re: Onscreen Program Guide for Local Programming

Dear Jill:

The purpose of this letter is to inquire when you expect to have local programming included on the Onscreen Program Guide? I can't tell you how many times we are asked the following questions from subscribers in Reading:

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- What channel is the RMHS football game on and when?
- Why aren't these local programs displayed on the Onscreen Program Guide?

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Sincerely,


Marcel Dubois
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CC: Reading Board of Selectmen

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