



Town of Reading Meeting Posting with Agenda

RECEIVED
TOWN CLERK
READING, MASS.

Board - Committee - Commission - Council:

Board of Selectmen

Date: 2016-07-12

Time: 7:00 PM

2016 JUL -7 P 12:40

Building: Reading Town Hall

Location: Selectmen Meeting Room

Address: 16 Lowell Street

Agenda:

Purpose: Workshop Meeting

Meeting Called By: Paula Schena on behalf of Chairman John Halsey

Notices and agendas are to be posted 48 hours in advance of the meetings excluding Saturdays, Sundays and Legal Holidays. Please keep in mind the Town Clerk's hours of operation and make necessary arrangements to be sure your posting is made in an adequate amount of time. A listing of topics that the chair reasonably anticipates will be discussed at the meeting must be on the agenda.

All Meeting Postings must be submitted in typed format; handwritten notices will not be accepted.

Topics of Discussion:

OFFICE ½ HOUR – John Arena

6:30

1) Reports and Comments

- a. Selectmen's Liaison Reports and Comments
- b. Public Comment
- c. Town Manager's/Assistant Town Manager's Report

2) Open Session for topics not reasonably anticipated 48 hours in advance of the meeting

3) Proclamations/Certificates of Appreciation

4) Personnel & Appointments

5) Discussion/Action Items

- a. Close Warrant for September 8, 2016 State Primary 7:20
- b. Review Proposed 2020 Working Groups and Draft FY18 Goals 7:30
- c. Financial Overview 8:30

6) Approval of Minutes

- a. May 17, 2016
- b. June 1, 2016 (Community Listening)
- c. June 7, 2016 (Community Listening)
- d. June 7, 2016

7) Licenses, Permits and Approvals

8) Executive Session

9) Correspondence

- copy a. Correspondence from Michael Jacobs at MHJ Associates regarding a shift in the development program for Schoolhouse Commons
- copy b. Correspondence from AARP re: a location to prepare taxes
- copy c. Correspondence from Attorney Brad Latham re: 172 Woburn Street, Reading, MA; Michael Sullivan (Reading Equitable Housing LLC)
- copy d. Newsletter from the EPA re: Hazardous Waste Program at EPW New England
- copy e. Correspondence from Demetra Tseckares re: Adopt an Island Incident

This Agenda has been prepared in advance and represents a listing of topics that the chair reasonably anticipates will be discussed at the meeting. However the agenda does not necessarily include all matters which may be taken up at this meeting.

DRAFT - BOARD OF SELECTMEN			
2016	AGENDAS		2016
<i>7/6/2016</i>		Responsibility	Start time
	July 12, 2016	Workshop	
Office Hour	Arena		
	Close the Warrant for September 8th State Primary		7:20
	Review Proposed Reading 2020 Working Groups and Draft FY17 Goals		7:30
	Financial Overview		8:30
	July 19, 2016	Pleasant St Ctr	6:00pm
	Zoning Charette with CPDC		
	July 26, 2016		
Hold	Fusilli's Alteration of Premises		
Hearing	Driveway Waiver - 43 Track Road	LeLacheur	7:20
	Senior Tax Relief	Board of Assessors	7:30
	Tax Classification discussion	LeLacheur	8:30
	August 16, 2016		
Office Hour	Berman		
	Trust Fund Commissioners	Cohen	8:30
	Close Warrant for Special Town Meeting 9/12	LeLacheur	
	September 6, 2016		
Office Hour	Sexton		
	Preview Warrant for Subsequent Town Meeting	LeLacheur	
	State Election September 8, 2016	Thursday	
	Special Town Meeting September 12, 2016 (?)	Monday	
	September 20, 2016		
	Close Warrant for Subsequent Town Meeting	LeLacheur	
	October 4, 2016		
Office Hour	Ensminger		
	Close Warrant for Special Election 10/18/16	LeLacheur	
	Vote Warrant Articles for Subsequent Town Meeting 11/14/16	LeLacheur	

	Special Election October 18, 2016 (?)	Tuesday	
	October 25, 2016		
	Close Warrant for Presidential and State Elections 11/8/16		
	Town Meeting November 14, 2016	Monday	
	Town Meeting November 17, 2016	Thursday	
	Town Meeting November 21, 2016	Monday	
	Town Meeting November 28, 2016	Monday	
	Town Meeting December 1, 2016	Thursday	
	November 15, 2016		
Office Hour	Halsey		
	November 29, 2016		

	December 13, 2016		
Office Hour	Arena		
Future Agendas			
	Board of Selectmen Policies: Article 1 General Operating Procedures	LeLacheur	
	Board of Selectmen Policies: Article 2 Volunteer Boards/Committees/Commissions	LeLacheur	
	Board of Selectmen Policies: Article 3 Licenses	LeLacheur	
	Review Inflow & Infiltration policy	Percival	
	Oakland Road status & plans	LeLacheur	
	Strout Avenue Master Plan	Delios	
	Multi Board/Committee Summit	Halsey	
	Downtown Parking	Segalla	
Recurring Items			
	Close Warrant: Nov TM by 9/27		
	Close Warrant: Presidential & State Elections by 11/1 (Elections are 11/8)		
	Review BOS/TM Goals	Mar & Sep	Semi-ann
	Appointments of Boards & Committees	June	Annual
Hearing	Approve Classification & Compensation	June	Annual
Hearing	Tax Classification	October	Annual
	Approve licenses	December	Annual
Reports to BOS	Town Accountant Report		Qtrly
	RCTV members Report		Semi-ann
	CAB (RMLD) member Report		Semi-ann
	MAPC member Report		Annual
	Reading Housing Authority Report		Annual
	Reading Ice Arena Report		Annual
	BOS Appointed Boards & Committees		Annual



Town of Reading

16 Lowell Street
Reading, MA 01867-2683
Phone: 781-942-6610
Fax: 781-942-9071

COMMUNITY PLANNING AND DEVELOPMENT COMMISSION & BOARD OF SELECTMEN

MEMORANDUM

To: Downtown property owners and abutters within 1,000 feet of downtown
& Downtown business owners

CC: Town of Reading Boards, Committees and Commissions

From: Jeff Hansen, Chair, Community Planning & Development Commission
John Halsey, Chair, Board of Selectmen

Date: June 30, 2016

Re: July 19th Zoning Charrette

The CPDC and BOS ~~request your presence~~ at a **Zoning Charrette on July 19th from 6:00-8:30 PM in the Great Room at the Pleasant Street Senior Center.**

Our boards are interested in pursuing this in order to advance housing production and economic development in Town, and community input is essential to understanding future visions for the downtown area. Specifically we want to understand:

- The needs of residents and other stakeholders
- How best to align zoning to land use goals including housing production and economic development
- How rezoning or zoning overlays can be drafted with the broadest support possible

To assist us with ordering food for the Charrette, please RSVP by July 14th to Julie Mercier, Community Development Director: jmercier@ci.reading.ma.us / 781-942-6648

The Charrette will focus on different zoning options for the following areas*:

- The Business B Green Street neighborhood south of the Downtown Smart Growth District; and
- The Business B Main Street corridor from Haven Street to the railroad tracks.

*See map on the back of this sheet – these areas were identified as priority areas by community members at a Downtown Zoning Workshop on April 11, 2016.

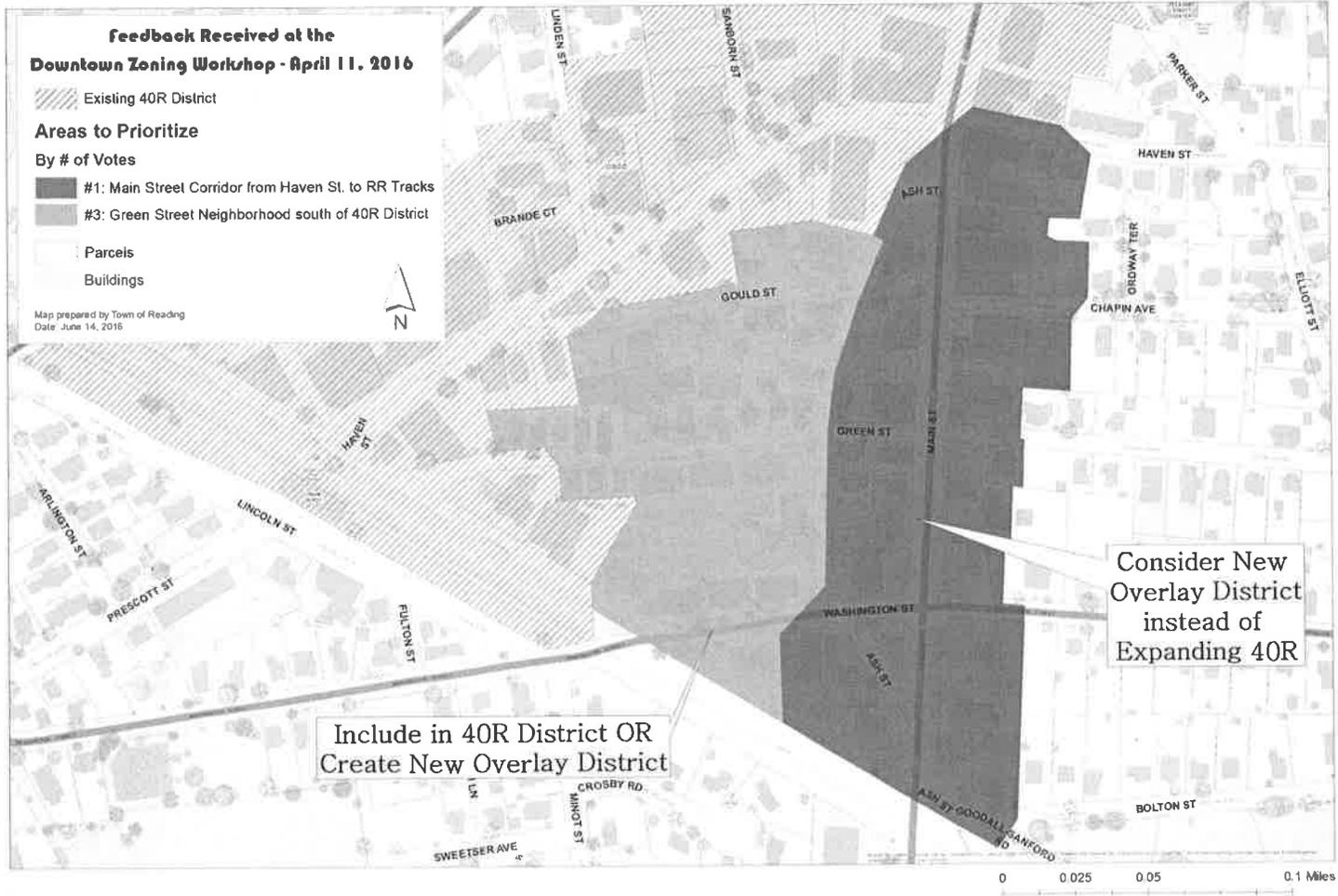
The format of the Charrette will include the following:

- 6:00-6:45 PM: Refreshments, poster boards, familiarization with downtown zoning
- 6:45-7:15 PM: Presentation of feedback, zoning options, and process
- 7:15-8:30 PM: Q&A and roundtable discussions

Preparation in advance of the Charrette is encouraged via:

- Town of Reading Zoning Bylaw
(http://www.readingma.gov/sites/readingma/files/uploads/2015-11_zoning_bylaw_0.pdf)
 - Section 5: Use Regulations per Zoning District
 - Section 6: Dimensional Regulations per Zoning District
 - Section 10.5: Downtown Smart Growth District (DSGD)
- Economic Development Action Plan
(http://www.readingma.gov/sites/readingma/files/u281/readingedactionplannarrativeappendicesmerged_2016-2022.pdf)
- Feedback received at the Downtown Zoning Workshop on April 11, 2016:
(<http://www.readingma.gov/community-planning-and-development-commission/pages/downtown-zoning-workshop-april-11-2016>)

draft agenda



COMMONWEALTH OF MASSACHUSETTS

Middlesex, SS. Officer's Return, Reading:

By virtue of this Warrant, I, on _____, 2016 notified and warned the inhabitants of the Town of Reading, qualified to vote on Town affairs, to meet at the place and at the time specified by posting attested copies of this Election Warrant in the following public places within the Town of Reading:

- Precinct 1 J. Warren Killam School, 333 Charles Street
- Precinct 2 Reading Police Station, 15 Union Street
- Precinct 3 Reading Municipal Light Department, 230 Ash Street
- Precinct 4 Joshua Eaton School, 365 Summer Avenue
- Precinct 5 Walter S Parker Middle School, 45 Temple Street
- Precinct 6 Barrows School, 16 Edgemont Avenue
- Precinct 7 Birch Meadow School, 27 Arthur B Lord Drive
- Precinct 8 Wood End School, 85 Sunset Rock Lane
- Town Hall, 16 Lowell Street

The date of posting being not less than seven (7) days prior to September 8, 2016 the date set for the State Primary Election in this Warrant.

I also caused an attested copy of this Warrant to be posted on the Town of Reading web site.

Constable

A true copy Attest:

Laura Gemme, Town Clerk

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**COMMONWEALTH OF MASSACHUSETTS
WILLIAM FRANCIS GALVIN
SECRETARY OF THE COMMONWEALTH**

STATE PRIMARY ELECTION WARRANT

Middlesex, SS

To any of the Constables of the Town of Reading, Greetings:

In the name of the Commonwealth, you are hereby required to notify and warn the inhabitants of said town who are qualified to vote in Primaries to vote at:

Precincts 1, 2, 3, 4, 5, 6, 7, and 8

Reading Memorial High School - Hawkes Field House - Oakland Road

On THURSDAY THE EIGHTH DAY OF SEPTEMBER 2016 from 7:00 AM to 8:00 PM for the following purpose:

To cast their votes in the State Primaries for the candidates of political parties for the following offices:

REPRESENTATIVE IN CONGRESSSIXTH DISTRICT
COUNCILLORSIXTH DISTRICT
SENATOR IN GENERAL COURTFIFTH MIDDLESEX DISTRICT
REPRESENTATIVE IN GENERAL COURT TWENTIETH AND THIRTIETH MIDDLESEX DISTRICTS
SHERIFF MIDDLESEX COUNTY

Hereof fail not and make return of this warrant with your doings thereon at the time and place of said voting.

Given under our hands this 12th day of July 2016

John R Halsey, Chair

Kevin M Sexton, Vice Chair

Barry C Berman, Secretary

John J Arena

Daniel A Ensminger

SELECTMEN OF READING

Constable

A true copy Attest:

Laura A Gemme, Town Clerk

Warrant must be posted by September 1, 2016 at least seven (7) days prior to the September 8, 2016 State Primary.

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Reading 2020

FY17 Groups

			Financial Sustain- ability R2020-1	Operational Efficiency R2020-2	Communi- cation R2020-3	Policy R2020-4	Long Term Planning R2020-5
John Halsey	BOS	Ch	xxx				
Kevin Sexton	BOS	VCh			xxx		
Barry Berman	BOS	Sec					xxx
John Arena	BOS					xxx	
Dan Ensminger	BOS			xxx			
Bob LeLacheur	Adm Svc	TM	Chair	xxx	xxx	xxx	xxx
Jean Delios	Pub Svc	DH		xxx			Chair
Sharon Angstrom	Finance	DH	xxx	Chair			
Matt Kraunelis	Adm Svc	DH			Chair	xxx	
Greg Burns	Fire	DH				Chair	
Mark Segalla	Police	DH				xxx	
Amy Lannon	Library	DH			xxx		
Jeff Zager	DPW	DH			xxx		
Joe Huggins	Facilities	DH					xxx
Allison Jenkins	Adm Svc	purch		xxx		xxx	
Jayne Miller	Adm Svc	busn	xxx		xxx		
Kevin Furilla	Adm Svc	tech		xxx	xxx		
Jane Kinsella	DPW	ADH				xxx	xxx
Judi Perkins	Adm Svc	ADH				xxx	
Kevin Cabuzzi	Facilities	ADH		xxx			
Nancy Heffernan	Finance	ADH	xxx				
Victor Santaniello	Finance	Asr	xxx				
Paul Jackson	Fire	ADH			xxx		
Library (open)	Library	tba					xxx
Deputy Chief (open)	Police	ADH			xxx		
John Feudo	Pub Svc	ADH			xxx		
Julie Mercier	Pub Svc	ADH					xxx

Reading 2020 FY17 Working Groups & Goals

7/6/2016

R2020-1 Financial Sustainability (LeLacheur Chair; Angstrom, Miller, Heffernan, Santaniello; Halsey)

- Goal #1 - Comprehensive financial review through FY2025 & FY2030
- Goal #2 - Local Real estate Tax Policy
- Goal #3 - Projects outside of Tax Levy
- Goal #4 - Gather feedback from the Community on the balance of resources and services
- Goal #5 - Provide Information to the Community

R2020-2 Operational Efficiency (Angstrom Chair; Delios, Jenkins, Furilla, Cabuzzi, LeLacheur; Ensminger)

- Goal #6 - Resource sharing with other communities & organizations
- Goal #7 - Master Plan for Human/Elder Services
- Goal #8 - Gather internal operational data
- Goal #9 - Conduct Peer comparisons as warranted & relevant
- Goal #10 - Continue to integrate and leverage technology

R2020-3 Communication (Kraunelis Chair; Lannon, Zager, Miller, Furilla, Jackson, Deputy Police Chief(open), Feudo, LeLacheur; Sexton)

- Goal #11 - Review Selectmen's Policies - Article 2 Appointed Boards
- Goal #12 - Improve Selectmen & Appointed Boards communication
- Goal #13 - Appointed Boards providing community information
- Goal #14 - Website continuous improvements
- Goal #15 - Complete Library Building project and Assess Staffing and Communication needs

R2020-4 Policy (Burns Chair; Kraunelis, Segalla; Jenkins, Kinsella, Perkins, LeLacheur; Arena)

- Goal #16 - Targeted Review of General Bylaws (Nov '16 Town Meeting)
- Goal #17 - Review Selectmen's Policies - Article 1 Operating Procedures/Charter
- Goal #18 - Review Selectmen's Policies - Article 3 Licenses
- Goal #19 - Complete Legal Review of all union collective bargaining contracts
- Goal #20 - Complete Review of Town Personnel Policies

R2020-5 Long Term Planning (Delios Chair; LeLacheur, Huggins, Kinsella, Library ADir/Dir(open), Mercier; Berman)

- Goal #21 - Economic Development - Downtown(zoning, parking, initiatives/projects)
- Goal #22 - Economic Development - Other Priority Development areas (zoning, marketing)
- Goal #23 - Economic Development - Housing (zoning, demographics, projects)
- Goal #24 - Assess condition of Town Buildings and space needs
- Goal #25 - Assess status of all Town owned land (include Oakland Road)

562



Town of Reading Meeting Minutes

Board - Committee - Commission - Council:

Board of Selectmen

Date: 2016-05-17

Time: 7:00 PM

Building: Reading Town Hall

Location: Conference Room

Address: 16 Lowell Street

Session: Open Session

Purpose: General Business

Version:

Attendees: **Members - Present:**

Chairman John Halsey, Vice Chairman Kevin Sexton, Secretary Barry Berman, Daniel Ensminger

Members - Not Present:

John Arena

Others Present:

Town Manager Bob LeLacheur, Police Chief Mark Segalla, Community Services Director John Feudo, Executive Assistant Paula Schena, Will Finch, Kim Honetschlager, Jonathan Barnes, John Feudo, Frank Driscoll, Emily Sisson, Richard Hand, Kate Kaminer, David Swyter, Kannan Kesavalu, Shanker Krishna, Virginia Adams, Mary Ellen Stolecki, Al Sylvia

Minutes Respectfully Submitted By: Secretary Barry Berman

Topics of Discussion:

Reports and Comments

Selectmen's Liaison Reports and Comments - Barry Berman noted that he attended the Audit Committee meeting. We are not broke, we are in good shape. The auditors indicated they love coming to Reading because the Audit Committee actually talks to them. This is the first year Gatsby and OPEB are included in the balance sheet. They will continue to look at the School Revolving Funds. They will look at the Town Clerk's office next year. This is the normal process of looking at departments that handle money.

Barry Berman noted he attended the Library Building Committee meeting. We will spend all the money and there might be some things pulled out. Kevin Sexton asked if there were any specifics of what is being taken out and Barry Berman noted there was nothing major, some things might get delayed. John Halsey asked if a replacement is being hired for Ruth Urell and Barry Berman noted that the Library Trustees were supposed to appoint an interim Library Director. In addition, he attended the North Reading Town meeting with Dan Ensminger and Kevin Sexton.

Kevin Sexton noted that he attended the ZBA meeting and the 40B developer announced that he will be purchasing Brown's Automotive. They asked for an extension and received a 90 day extension. The next ZBA meeting is June 23rd but the Town needs the plans two weeks in advance. Dan Ensminger asked if the number of units will change and the Town Manager noted the numbers will decrease and they will lose a floor. John Halsey thanked Kevin Sexton, the Town Manager and Jean Delios for all of their hard work on this.

621

John Halsey commented that he works at Sanborn Place and they receive a lot of visitation from the EMT's. We are very lucky to have the caliber of employees that we have. They work to stabilize so the residents don't have to go to the hospital. In addition, he attended the Mystic Regional Planning Committee meeting and Reading had quite the showing. They talked about the chaos that happens when the Chief arrives on scene. He noted that residents don't realize how much is going on in the background.

Town Manager's Report – The Town Manager noted that a lot goes on that we hope people never have to see. Chief Burns knows every rule and regulation there is. Our police and fire work well together.

The Town Manager noted that there is a copy of an outstanding receivable report for the Town and Reading is second from the top for collecting the most taxes. On another note, a resident from County Road has low water pressure and it is the Town's obligation to provide a certain pressure. The former owner never mentioned it. The resident purchased equipment and paid a plumber so he suggests reimbursing the resident by abatement. Barry Berman noted that he would like to amend the proposed draft motion to include language that says the Town is obligated to provide a certain number of pounds of pressure. The Town Manager noted that the threshold is so low that a person would know. If it becomes an epidemic then he will take it back to the Board. Barry Berman noted that sometimes it is a gray area as to the Town's and the homeowner's responsibility and he doesn't want to set a precedent. The Town Manager noted that Town Counsel suggests creating a policy.

A motion by Berman seconded by Ensminger that the Board of Selectmen acting in their role as Water and Sewer Commissioners agree to fully abate the May 2016 cost of equipment and installation at 106 County Road in order to remedy a low water pressure situation. This abatement will be funded by the Water Enterprise Fund and include all water bills previously paid in fiscal year 2016 by the current residents, and continue for all future water bills for these residents until the above costs have been fully repaid by the town was approved by a vote of 4-0-0.

Proclamations/Certificates of Appreciation

Proclamation – National Police Officer Week – Daniel Ensminger thanks all the officers in Town and in response to a recent police incident involving the Massachusetts and New Hampshire State Police he feels we should let the people in blue do their job and the higher ups should stay out of it.

John Halsey noted that they are all important to us and we offer support and gratitude.

Police Chief Mark Segalla noted that 35 Officers have been killed in the line of duty nationwide this year.

A motion by Berman seconded by Ensminger that the Board of Selectmen proclaim May 15 – May 21, 2016 as National Police Week in the Town of Reading was approved by a vote of 4-0-0.

Proclamation – National DPW Week – Daniel Ensminger noted that a resident cannot get through the day without touching Public Works. He thanked them for all they do.

Public Works Director Jeff Zager noted the Town received two awards – one for water conservation and one for water operations. We have a 1.5% water savings. Jeff Zager also introduced the new Town Engineer Ryan Percival.

A motion by Berman seconded by Sexton that the Board of Selectmen proclaim the week of May 15 – May 21, 2016 as Public Works Week in the Town of Reading was approved by a vote of 4-0-0.

6a2

Proclamation – Walk Reading Weekend – Will Finch was present to accept the proclamation.

A motion by Berman seconded by Ensminger that the Board of Selectmen proclaim June 4 and 5, 2016 as Walk Reading Weekend in the Town of Reading was approved by a vote of 4-0-0.

Discussion/Action Items

Continue Hearing – Liquor License Application for the Art Lounge on Haven – John Halsey noted this is a continued hearing. The Town Manager noted that the applicant submitted a new plan at the last hearing and the Building Inspector has approved it.

A motion by Berman seconded by Sexton that the Board of Selectmen close the hearing on the application for a Wine and Malt General on Premise Liquor License for The Art Lounge on Haven, 78 Haven Street was approved by a vote of 4-0-0.

A motion by Berman seconded by Ensminger that the Board of Selectmen find that a Wine and Malt General On Premise Liquor License for the Art Lounge LLC does serve a public need, and that there are sufficient remaining unused licenses for anticipated economic development of future restaurant businesses was approved by a vote of 4-0-0.

A motion by Berman seconded by Ensminger that the Board of Selectmen approve a new Wine and Malt General on Premise Liquor License for The Art Lounge LLC d/b/a The Art Lounge on Haven, 78 Haven Street for a term expiring December 31, 2016 subject to the following conditions: All Bylaws, Rules and Regulations of the Town of Reading and of the Commonwealth of Massachusetts shall be followed, and subject to a satisfactory inspection of the establishment by the Town Manager or his designee was approved by a vote of 4-0-0.

Climate Advisory Committee Report – Ron D’Adarrio and David Zeek from the Climate Advisory Committee were present. Ron D’Adarrio noted that they have a full board and will be reorganizing. He noted their mission statement included educational and community outreach. They did 52 Green Sense articles this year. They did outreach at the Senior Center and talked with the 5th grade class at Birch Meadow on climate change. He also noted that Earth Day was April 23 at the RMLD.

David Zeek noted that they held a community meeting with Brad Jones regarding the future of energy. He noted that 32 communities passed resolutions regarding gas leaks and House bills 2870 and 2871 are still in the legislature. Reading ended the year with 93 gas leaks and started this year with 94.

Daniel Ensminger noted it looks like more serious leaks are being taken care of David Zeek noted that 6000 gas leaks in Mass were removed from the list and 23 of those were in Reading.

Ron D’Addario noted that they are evaluating an action plan using the Leap Study and they would like more interaction with the Board of Selectmen. They want to see community solar work and want to make solar more profitable for the RMLD.

Trails Committee – Kim Honetschlager, Tom Gardiner and Will Finch were present. Tom Gardiner noted that the Northern Greenway is mostly done. They have been building new trails and standardizing. Four trails were completed in Bare Meadow. Volunteers are needed to build a trail on June 11th. The Committee replaced 85 steel rods at Mattered Cabin. They have finished the Evergreen Trail by taking back the vegetation and blazing it.

623

Barry Berman asked if they have funding and Tom Gardiner noted that they received \$1000 from the Town each year and donations are welcome. Last year 226 hours of volunteer work was done and that equals \$6554. Walk Reading weekend is June 4 and 5th. The Ipswich River Association purchased the kiosk but the Town had to install it.

Kim Honetschlager noted that Chuck Tirone has been working with expanding the parking at Mattera.

Tom Gardiner thanked the DPW, Cub Scouts, Boy Scouts and Girl Scouts for their hard work.

Hearing – Hartshorn Street and Bancroft Avenue Parking Regulations – The Secretary read the hearing notice. The Town Manager noted that the Selectmen recently held a hearing on no parking on Bancroft Street from 2:00 – 8:00 p.m. The intent tonight is to change the time to 10:00 p.m. and extend the no parking to a section of Hartshorn Street. There was a proposal to restrict parking on Hanscom Avenue but the PTTTF does not recommend it. The Birch Meadow lights project is out to bid. The Town has no objection to the time change and adding a section of Hartshorn Street.

Police Chief Mark Segalla noted that it is better to leave Hanscom Avenue alone due to the hill. There should be no parking but we are not doing that tonight.

A resident from Belmont Street asked if this includes the parking at the tennis court and it was noted it does not.

David Kramer noted the new signs are not working and Chief Segalla noted he should call the police station and ask for enforcement.

A resident noted that Bancroft Avenue should have no parking at all because buses are coming down that street.

A resident noted that cars are parking the wrong way. Daniel Ensminger asked if cars get ticketed for parking the wrong way and Chief Segalla noted they get a warning the first week, then a ticket.

John Halsey noted that school buses were told not to go there.

David Swyter suggested that the Board take a vote of the houses on that street and John Halsey noted that is not the way we do things. The Town Manager noted that the Town must follow legal process. Dave Swyter noted that there should be no parking signs in front of the chain gate and the rock. There should also be a stop sign on Bancroft. Chief Segalla noted that they can go back to the PTTTF for no parking and additional signs. David Swyter noted he drove down there this weekend and he had to back up to get out.

A motion by Berman seconded by Ensminger that the Board of Selectmen close the hearing on Hartshorn Street and Bancroft Avenue Parking Regulations was approved by a vote of 4-0-0.

A motion by Berman seconded by Sexton that the Board of Selectmen amend the Town of Reading Traffic and Parking Regulations Article 5.2.2 – Reading Resident Community Access Sticker, Residents Only Parking by amending the hours from 2:00 p.m. – 8:00 p.m. to 2:00 p.m. to 10:00 p.m. was approved by a vote of 4-0-0.

A motion by Berman seconded by Sexton that in accordance with article 5.2.2, parking shall be restricted by permit to those with a Reading Resident Community

6a4

Access Permit Sticker, from the hours of 2:00 pm to 10:00 pm from April 1st through August 31st

Street to be amended: Hartshorn Street

Location on Street: Northerly Side between Hanscom Avenue and Bancroft Avenue

Regulation: Article 12

Pursuant to Article: 5.2.2

The motion was approved by a vote of 4-0-0.

Morton Field Signs – Community Services Director John Feudo noted he wanted to talk about the Birch Meadow Complex wayfinding signs. A sample sign is the Reading Center sign and is PVC coated, 18 X 24 inches and will be mounted on telephone poles. He suggests putting wayfinding signs at the end of both Route 93 and Route 95. They have a total of nine signs.

John Halsey suggested putting one on Lowell Street. Barry Berman suggested putting one at the deli. John Feudo noted he could if there is a pole there. He noted that the Selectmen could give him permission to work with the Police Department on the location of the signs.

Kevin Sexton noted that if you put a sign on Lowell Street then you have to pick a street. John Halsey recommended not limiting the number of signs and for John Feudo to work with the Police Department.

John Feudo asked what the next steps are for the Morton Field dedication sign and also the Reading Little League want a solar scoreboard.

Mark Ventura noted that a permit is needed for the footings on the signs.

North Reading MWRA Project Update – Joint Meeting with North Reading Board of Selectmen – John Halsey welcomed our friends from North Reading. The North Reading Board of Selectmen Chairman Robert Mauceri, Michael Prisco, Kathryn Manupelli, Jeffrey Yull and Stephen O’Leary were present and called to order at 9:30 p.m. Also present were Town Administrator Michael Gilleberto and Water Supervisor Mark Clark.

The Town Manager noted that North Reading gets 10% of their water from Andover and 40% from the Ipswich River and this is not sufficient capacity. They are also in need of capital investments. On the other hand, Reading used to get 100% of its water from the Ipswich River and capital investments were needed for a new water treatment plant. The Town decided to go 100% with the MWRA and the water quality improved and the MWRA average rate increase was 8%.

The Town Manager noted that North Reading needs to join the MWRA and do a full buy-in. They believe that going through Reading is the best route and their permitting begins in 2016 and will be final in 2019. So what’s in it for Reading: good neighbors: this will help the MWRA sell more water and that will lower the rates; the Town will receive a wheeling charge; we want part of the best deal that North Reading gets since we are still paying \$1.5 million in interest payments; we will regain redundancy through Andover.

The Town Manager noted that DPW staff has been talking for over one year and Reading’s long term goal is to have a backup. What is not in it for us is no new debt and Reading is willing to discuss forming and managing a formal water district after the second phase of the IMA is in place. There will be two sets of meters. The MWRA will bill North Reading for what goes in and we will be billed the amount minus what North Reading gets.

Barry Berman asked if there will be any potential disruptions and the Town Manager noted it will be very minimal.

625

Mark Clark noted that North Reading has a cap on what they can draw from the Ipswich River and they have one well that is down so this provides a long range solution.

Daniel Ensminger noted that the MWRA said they could put the pipes underground at Mill Street and he would want that.

Barry Berman asked if this needs to go to Town Meeting and the Town Manager noted that if it was costing us money we would have to but it is not costing us anything. Daniel Ensminger noted that it would be prudent to give a report at the Subsequent Town Meeting.

North Reading Town Administrator Michael Gilleberto noted this is going to his Town Meeting for approval in June and he thanked everyone for their support.

Historical Commission members Jonathan Barnes and Virginia Adams were present. Jonathan Barnes noted that there is one issue. The filing of the EIR with the State has started and there is one aspect is acknowledgement of historic places. The Mill Street Bridge and also the location of the Lobs Pound Mill and the old water pump dates back to 1640 – 1842 and have been designated by the State as an archaeological site. They are grateful the pump station is being moved to North Reading. The EIR is anticipated to be minimal so the roadway construction should have no effect. The Mill Street Bridge is an integral part of the archaeological site. The undergirding contains original stones of the Mill. If the water main gets moved under or over the bridge they consider that adverse action. The consultant said it is routine to tunnel under. They ask that they be sensitive to the site and preferably go underground.

Will Finch, member of the Ipswich River Watershed Association, noted that there could be bedrock under there so they should be prepared. Other dams were built on bedrock. In addition, any pipe exposed on the side of the bridge would take away from the historic nature of the bridge.

Virginia Adams asked if this meeting was advertised as a public hearing and John Halsey noted it was not because we are not voting on anything. He also made note at Town Meeting that we are in discussion with North Reading.

Daniel Ensminger noted that the Historical Commission wants to be notified. Jonathan Barnes noted that the characterization in the EIR is not accurate so the Town should be aware of that. Daniel Ensminger asked if the comment period is still open and Jonathan Barnes noted the Historical commission gave their comments.

The Chairman of the North Reading Board of Selectmen noted that they appreciate our concerns.

A North Reading representative noted that they are looking for an "Engineering solution" that is the best long term solution for them.

Jeff Yull, Selectman from North Reading, noted that it is nice to work together in an amicable way.

The Chairman of the North Reading Board of Selectmen noted it has been a pleasure to work with Dan Ensminger and John Halsey.

The North Reading Board of Selectmen adjourned at 10:15 p.m.

Change of Beneficial Interest Application for the All Alcoholic Beverages Restaurant Liquor License for Anthony's Coal Fired Pizza, 48 Walkers Brook Drive – Attorney Joseph Devlin was present representing Anthony's Coal Fired Pizza and noted this is buy in of investment firms. He noted they are opening in Littleton, Northborough and Newton. Nothing will be changing at any of the locations.

A motion by Berman seconded by Ensminger that the Board of Selectmen approve the change in beneficial interest application for an Annual All Alcoholic Beverages Restaurant License – Anthony's Coal Fired Pizza of Reading LLC d/b/a Anthony's Coal Fired Pizza, 48 Walkers Brook Drive, Reading, MA was approved by a vote of 4-0-0.

Hearing – Transfer of All Alcohol Restaurant Liquor License from Ristorante Pavarotti Inc. to Boston Foods Inc. d/b/a Ristorante Pavarotti at 601 Main Street – The Secretary read the hearing notice. Kannan Kesavalu was present. He noted the menu will remain the same. He has worked as chefs at many places including the Marriott.

The Town Manager noted that the Police Department gave their okay with the application.

John Halsey informed Mr. Kesavalu that the Town of Reading enforces the law and he will have to be TIPS trained. He noted the Police Chief will test his system and we take a firm position on serving alcohol to adults not children.

Barry Berman asked if he will honor gift certificates that have already been sold and he noted he will honor them.

A motion by Berman seconded by Sexton to close the hearing on the transfer of the All Alcohol Restaurant Liquor License from Ristorante Pavarotti Inc. to Boston Foods Inc. d/b/a Ristorante Pavarotti at 601 Main Street was approved by a vote of 4-0-0.

A motion by Berman seconded by Ensminger that the Board of Selectmen approve the application for the transfer of the All Alcohol Restaurant Liquor License from Ristorante Pavarotti Inc. to Boston Foods Inc. d/b/a Ristorante Pavarotti at 601 Main Street for a term expiring December 31, 2016 subject to the following conditions: All Bylaws, Rules and Regulations of the Town of Reading and of the Commonwealth of Massachusetts shall be followed, and subject to a satisfactory inspection of the establishment by the Town Manager or his designee was approved by a vote of 4-0-0.

Approval of Minutes

A motion by Berman seconded by Sexton that the Board of Selectmen approve the minutes of May 3, 2016 was approved by a vote of 4-0-0.

A motion by Berman seconded by Sexton that the Board of Selectmen adjourn the meeting at 10:16 p.m. was approved by a vote of 4-0-0.

Respectfully submitted,

Secretary

6a7



Town of Reading Meeting Minutes

Board - Committee - Commission - Council:

Board of Selectmen

Date: 2016-06-01

Time: 7:13 PM

Building: School - Coolidge

Location: Multi-Purpose Room

Address: 89 Birch Meadow Drive

Session:

Purpose: Community Listening Session

Version:

Attendees: **Members - Present:**

Chairman John Halsey, Kevin Sexton, Barry Berman, Dan Ensminger

Members - Not Present:

John Arena

Others Present:

Town Manager Bob LeLacheur, Assistant Town Manager Jean Delios,
Superintendent of Schools John Doherty, Bill Brown, Kevin Vent

Minutes Respectfully Submitted By: Secretary

Topics of Discussion:

The Town Manager noted that the Selectmen are the only authority that can call for a Special Town Meeting, which would be held on September 12. Town meeting is, strictly speaking, not necessary and has no formal role in the override process. Including Town Meeting in the process is unusual, but this BOS wants to present a case to the Town Meeting before calling a Special Election.

The community will be invited on Thursday, September 1 at 7PM at the RMHS Performing Arts Center to attend a Community Financial Forum if an override course of action has been decided. The community will hear extensive presentations from town staff and elected officials about proposed solutions to the issues heard at the three Community Listening sessions. This would then be followed by: Monday, September 12 possible Special Town Meeting; Tuesday Oct 18 possible Special Election.

In terms of calendar logistics, the Town Manager explained that in order to get good community feedback, instead of the summer, September is really the best time to start a Town Meeting and September 12 is the first date one can expect good attendance due to the Labor Day holiday schedule. The Town Manager noted that there are also election complications. Wouldn't save enough money to run two separate elections in the building – and the Town Clerk says she would have to double her election workers, and would only save \$2-3K.

Why have the special election in October? The town could wait until the winter or next April for a special election, but Supt. Doherty and the Town Manager want to know the budget constraints before they go through the budget process in the fall. Two budgets would need to be developed, and the impact on staff moral would be very negative and employee retention would be challenging. The Town Manager reviewed the typical annual budget process for the audience.

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The Town Manager noted that the last time the town had an override was 13 years ago and he was on the Finance Committee at the time. He remembered that a failed override had happened a couple years before – that process was very condensed with very few public meetings.

The Town Manager next asked for questions on calendars and logistics... Should they call for a special election it will be the night of the special town meeting?

Bill Brown, 28 Martin Road, said that he thinks it is totally out of place to bring an override vote to Town Meeting. It is not the proper place for it, it belongs only at the ballot box.

The Town Manager responded that there will be other articles desired to be discussed in addition to a possible override ballot question. Some of the articles will be aimed at helping elderly low income residents. The first three such articles would go to the next Town Meeting regardless, but a fourth one is coupled with an override. In response to Mr. Brown's comment, he agreed that Town meeting's vote on the override is somewhat ceremonial.

Back to the slide presentation:

Financial Overview – The town's budget has been growing 3%, in part because the Town has weaned off financing capital projects inside the levy limit. However, the Town Manager notes that the Town cannot reduce the budget further without impacting operations.

Health Insurance – Reading is doing well compared to peer communities.

Premiums paid have risen 5.5% - that stacks up very well if you look at any other employer. The actual increases are ameliorated by paying people NOT to take health insurance. Employees pay 29% of the premiums, average of peer communities pay 24%. If the town were to offer more competitive premiums, the town would have to find another \$1M in order to make up the difference. Employees have agreed to pay more insurance in order to avoid layoffs.

Revenues (local receipts, taxes, and fees) are up 3% per year. The Town Manager estimates that insurance will rise 7%. People that professionally project insurance costs are estimating an increase between 8-10%.

State aid (chapters 70 and 90) has performed poorly over the last few years.

The last time the town passed an override there was only \$200K in reserves, which the Town Manager said made the town nearly bankrupt. Today, the Finance Committee keeps 4-5% of the operating budget in reserves, some other towns aim to keep 7-8% in reserves.

In MA towns cannot compare to other national practices because we have these tax restraints – such as Proposition 2-1/2.

In terms of the override question = is it too early to ask?

Currently the Town has \$4-\$5 Million in reserves and noted that so-called Free Cash is something of a misnomer. The Town Manager recounted mid-year 9C cuts from 2009 as a time when the reserves helped close the unexpected gap.

6b2

In some recent years funds have strong regeneration – comes from money you didn't spend and revenue that came in higher than expected. Those revenues are above the revenue projections. If there are employment vacancies that don't get filled – that salary is turned back to the town and goes into free cash. A very large percent of those funds returned are unpredictable. The Town Manager stated that he cannot promise that the free cash balance will plummet as it is shown in the slide, however, he added that usually the town sees \$1.5-\$2M of regeneration, but he suspects it could drop to \$750K.

Peer Communities Slide – the Town Manager explained how peer communities were determined through two independent studies.

Peer Revenues slide – the Town Manager notes the huge difference in commercial tax base – and that is driving the increased reliance on state aid. Local receipts help and the town receives a dividend from owning the light department. Property taxes are a little bit lower than others relative to income and Reading's commercial tax base is low compared to peers.

On the expenditure side, Reading is “remarkably dull in how we spend money.” Reading spends almost the same with other towns, education slightly above average, general government and town hall a little bit lower.

Peer Education Expenses Slide - Reading spends an average amount on education, but Reading has a lot of students, and the per pupil amount is very low. Of our peers, the average enrollment 16%, Reading is 17.5%.... there are a few that are higher but Reading is in the top third.

From a revenue and expense side, Reading is a bedroom community with a very low commercial tax base, a large student population, and a high quantity and quality of services. For example, the Town plows the downtown when it snows – many other towns do not do that – for the commercial tax base.

State aid is 50% lower in real terms over the past 15 years, and the Town is overly reliant on state aid because we have so many students.

Town and staff are working on significant real estate developments for the town. If you drive around and look at all the empty land (which doesn't exist), it is the clear that the Town cannot develop its way out of this.

Some expenses are not within our control – both the schools and the Town will need to reduce services and staffing. The Town Manager stated that, “In the last few years, we have combined jobs, we've asked a lot from our employees in terms of effort. We will either have to eliminate services or the quality of the services.”

The Town Manager added, “I am not for or against an override... but your Town government will provide whatever level of services you are willing to fund.”

Selectmen Concerns:

- Increasing gap in expectations of the community - residents expect a high level of services.
- Elderly residents' ability to pay – could be priced out and Town Meeting should protect this class, the low income elderly especially.

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- Maintaining quality of services – no more creative costs cuts. We provide services that cost about \$100 per elderly resident, compared to about \$10,000 on a student.
- Any proposed override should project to last for many years. Bourne’s override vote failed, in part, because it was only a 3-5 year fix.

Listen to the Community

The Town Manager noted at this point in the meeting, not one person has spoken up or volunteered to give up a service.

This is really a community value question, what services should be eliminated?

Kevin Vent 33 Hillside Road, noted his purpose here is to help generate a discussion. He will moderate the conversation. The Board of Selectmen and the School Committee are looking to hear more from residents.

Are any questions about the slides or information presented?

A John Street resident wanted a definition of what an override really is.

The Town Manager explained Prop 2.5: how the levy limit increases, and how the allocation can change, and explains new growth. An override asks residents to pay MORE than 2.5%. The last override was 10%. That 10% moved the whole bar up forever. So for one year the taxes increase significantly.

Another resident, Eileen, wanted to see the override amount stated as a dollar figure.

How is the override split between the Town and the Schools? Are there conditions on the override?

The Town Manager stated that there can be conditions placed on those dollars which can be specified for the first year, after that it can be split or re-allocated according to Town Meeting.

Another resident wants to see Budget Allocation expenses.

The Town Manager stated that the Town spends money on average like our peers. We spend the rest on debt, insurance and capital.

Reading and North Reading have a single tax rate – businesses and residents pay the same rate. In other towns businesses pay a higher rate – referencing the CIP shift.

Selectman John Halsey said that no matter how you split the tax rate, the amount of tax collected doesn’t change. The shift does not increase revenues to the town to pay for increasing expenses.

Halsey said that by splitting the rate may result in a \$69 savings to residents but an average \$2500 increase for business owners.

Tim Angle, 10 Morgan Park, I’m sure we want to support the elderly, the school children, and yet where I work, everyone comes to Reading to shop – REI, Jordan’s, Home Depot – we have established a commercial center, why are we not able to lean on these corporations who can pay these higher rates to help us?

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Selectman Barry Berman responded: we don't have a lot of commercial property here in Reading, and the Board has spent the better part of a year and a half to attract more. The tax rate on the Home Depot is the same as the resident. It is a big deal for the Board to decide, how to decide the split. It is an important piece to remember, what do we spend our money on and who pays for it.

Tim Angle asked why are we not having a meeting about the CIP shift rather than an override?

The Town Manager responded: If we can collect \$50M in taxes, you can only go up 2.5%, we could shift to have businesses pay more, but a split by itself doesn't cause more revenue to come in.

Tim Angle –indicated he didn't understand how that's the case. Why can't we talk about increasing business tax revenue and not increase the resident rates.

Residents – State won't allow it.

Commercial, Industrial, Personal property – includes large and small businesses – The Hitching Post and Home Depot get same tax rate.

RMHS teacher noted that class sizes are increasing, a bubble of students coming up, but the district hasn't hired more teachers. In three of her science classes, she has too many students enrolled and that exceed the safety limits of her lab. She is concerned about the safety of the students.

Rebecca Iberman, 50 Pratt Street – concerned about the teacher cuts too at the elementary level and middle level... she says she would call for increasing fees -pay for the parking – pay to throw trash – price of residential sticker parking could be raised – building permit costs. She likes the idea of these fees. She would rather see this than cutting teachers.

The Town Manager responded: Would you rather have people pay fees than taxes? Property taxes are deductible for those that itemize but fees are not. Fees by law may only be set to cover a cost, and not earn a profit. Looking at ambulance fees, the Selectmen are comfortable keeping fees lower than average of neighboring communities.

One of the best parts of living in Reading is the value of the services to residents.

A resident asked about elderly services that are in need of being added.

Jean Delios, the Department Head for Public Services, said they are studying what the community's appetite is for services. For the elderly the biggest thing is transportation.

An elderly gentleman spoke and asked for the Town to look at how to reduce expenses, and help keep seniors in their homes.

A resident asked a question regarding the Birch Meadow master plan, and part of that was to light some fields. The Town Manager noted that it was a one-time cost and that indirectly revenues fees would replace most of the funds needed. However, without an override he stated that Recreation is not an essential service and would likely see less funding, certainly in the capital plan.

Another resident asked what have other peer communities gone through in the past decade, since the last override.

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The Town Manager prepared a slide to address this topic Peers Overrides and Exclusions

Is Reading unusual for asking? Clearly that answer is no, it is more unusual for *not asking* for 13 years. Communities with lots of students and a lower commercial tax rate typically find that they are more reliant on overrides.

Another resident asked about Prop 2.5 and if the Town is asking for 7-10% increase in one year, then there is still a conversation possible about WHO pays that budget, and commercial can still pay a higher rate.

The Town Manager responded: Because commercial is 8% of the revenue – there would be a question as to whether the businesses cannot afford to foot the entire cost of an override. He added that the Town will likely bank money in the first few years in order to extend the effectiveness of the override.

Another resident asked for numbers on population growth.

Very generally school enrollment has not changed much in the last 10 years, and the population is up about 5%. The development of the landfill (Home Depot) required more Police and EMT to support commercial development, but no new school costs were added.

Resident: asks if there is something that can be done to protect seniors and help keep elderly in their homes? The Town Manager stated that future Town articles might be able to help. Three are aimed at the neediest residents, and a fourth would require legislative support. The Town Manager has reviewed the likely request with some of the legislative delegation.

Resident wants to know if they can make the CIP shift part of the override vote. The Town Manager responded that the responsibility for the shift is with the Board of Selectmen and they cannot be compelled to shift the levy burden.

Another resident wanted to know about the litigation pending against the town. The town is very limited in what it can disclose at this time, other than a settlement or resolution is likely to require funding from cash reserves or a debt issue.

Resident – wants to know what debt the town is carrying. And she notes that the Pleasant Street Center seriously needs some building repairs... and she doesn't like the food at all. And she wants to know if the state will increase the funds to the town.

The Town Manager stated there is debt being paid, but both library and the high school will be paid off in ten years outside the tax levy. The elementary schools are being paid off inside the tax levy. In response to a question he replied that the state will not give us more money, I always ask, you are welcome to ask, but they won't. The state has a lot of their own budget issues, many revolving around the health care issue.

Assistant Town Manager Jean Delios stated that the lunch program at the Pleasant Street Center is provided 5 days a week – they contract out to Mystic Valley Elder Services. These are the same meals as meals on wheels and that is what is being served at the lunch program. In Lexington, they offer lunch 3 days a week, and they contract out to a private operator – an assisted living facility in town. They spent \$16M on their facility – and they have the Cadillac model of services for the residents. Jean said that

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MVES is preparing food elsewhere, as The Pleasant Street Center doesn't have a scratch kitchen, so they cannot prepare food there. Also said she wants to have a master plan for elder and human services.

The same resident asked about water and the Town Manager stated that what the town pays for water has nothing to do with the operating budget. Reading has high water rates, in part because they had to pay off debt to buy into the MWRA. Also that they have to pay for infrastructure. The Town Manager drew a strong distinction between sewer/water rates being separate from the operational budget.

Return to a discussion by Mr. Brown – population hasn't grown as much, and he notes that many commercial developments failed for NIMBY reasons.

A High Street resident added that the population increase in Reading means another Police Officer and Fire Fighter are needed.

She notes that there is an increased desire for full-day Kindergarten.

Dr. Doherty noted the more diverse the needs of the population creates a strain on the budget.. ELL population has increased, so they have had to increase teacher English. Also special education costs also require services. Also more social/emotional services are needed.

Mary Ann Denneher: We provide more services to our town, and talking about the CIP shift... she notes that our commercial rate is less than half of the neighbors.

The Assistant Town Manager provides a free consulting service to many commercial interests.

Resident: Social/Emotional needs have services on ed plans and some don't, she wants to know if the IDEA and ADA and how that impacts the costs that every town and every city has to pay across the country. If we are not able to do that, what are the legal ramifications. Special Education is one third of our budget now.

Dr. Doherty noted that we are required to provide FAPE (Free Appropriate Public Education) including some additional supports and services for some students to access the curriculum. The law supersedes whatever the city or town can do. We will get a lot of litigation and out of district placements (more expensive than in district programs), which keep kids away from their peers in their communities. Those students will have to get those services elsewhere due to the placement and transportation.

Brian O'Meara noted that residents are more likely to support a tax increase if they know where that money is going to go. My conversations with folks is that the money will go to elderly services, schools, and town hall. There is no real clarity on what they will get for the override.

The project \$1.5 M for a cemetery garage when I think I am paying for elderly services, town services, and schools. At what point do we hear what we are going to get? Not knowing where the money goes in year two and three – that is where the opposition will form.

The Town Manager responded that there are not expenses that we can trim at the margin. There is a general consensus about things you cannot eliminate. There will be a lot of disagreements in the community. We are here asking for the community's advice. He also asked for what people are willing to cut, and no suggestions have come forward.

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Another woman – asked why the Town didn't see it coming.

The Town Manager said "we have discussed this for 8 years. Very clearly, through every budget process, the Superintendent and I have described this very clearly in writing. What's the surprise is that we could have had an override a few years ago. We have been able to cut services along the way, consolidate positions, etc. and we did such a good job on the expense side and continued to provide services but we cannot do it anymore."

Tim Angle – asked "What are our options for cuts? I could go through the budget line by line, but frankly, that's not my job. I'm not for cutting anything in particular. No one ever proposes an option for cutting a service. That's because we honestly we don't know what they are."

The Town Manager stated that every Town department is on the table to be cut. There is nothing that is not on that list including Police, Fire, Library... "We can figure it all out, we can propose something about how to balance the budget, but if we don't get any community input, what is more or less valuable to the community."

One man wants a referendum – but he'll settle for a survey. To ask the community what they want to cut.

Resident asks what happens if an override fails and stated that residents want to know the consequences. Feels it is easier to make a decision when specific items are in the offering.

Mary Ann Danneher said people don't know how much things cost.

The Town Manager said that the money needed could basically cut out the library... or you can cut positions like police or teachers – in order to close that gap.

Barry Berman added that 80% of the town budget is personnel. "So if we cut personnel we will cut quality and quantity of services. It's not like we're going to lose something, it just means that we are going to not have it be as nice as it is now. Some will be cut and we won't be able to do as good a job."

One resident said not to touch schools, public safety, and elder services but "everything else is fair game..."

Another resident said she lived in another community and she saw the Town tear itself apart over budgets... "The value of people, the value of employees, who are already paid below average, but I see we are going to start falling. We need to make judgement calls about what we value. I'm very concerned about seniors."

Resident: He has all the faith in the world in the Town Manager and Superintendent and has watched the rabbits they pull out of their hats year after year. He is worried that we are losing good teachers, losing them to other districts. "For me, I looked at these questions a little differently. I think the appetite for the override is there, because they know it will be spent responsibly. No one wants to hurt seniors."

I haven't heard anyone say that there is something that they want that they aren't getting, people want to have that police and fire and teachers...

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Another Resident: Assume the override goes through, how is that money distributed? Selectmen will be discussing that over the summer. In October the tax classification will be decided... but they can vote for a rate in the summer for a rate they want to support ... the amount will also be decided this summer.

Town Manager said he mentioned \$5M, and 2-2.5 should be banked in the first year. As much as we would like to announce a bunch of new things to the Town - Do you want to offer an override budget with lots of new things or not? Hard to do it without anything.

The Town Manager promised to bring more granularities for the budget at the next two meetings.

Mark Baxter: Suggests for the budget presentations, they went through cuts that they had to make for this year and a list of things that they wanted to fund but they could not due to the budget constraints.

Discussion about moving the Pleasant Street Center, potentially to the temporary library space (rent is about \$15-\$16K per month), or to combine with the new library.

People are interested in getting more information. It is on the website – Selectman@ci.reading.ma.us there is a link that they can email to.

Another gentleman from “Yes for Reading” invited people to engage with their website.

The Town Manager reminded folks that Town employees are limited to their actions around an override but Yes for Reading has more latitude.

Eileen Manning –Full day kindergarten is not one of the things on the wish list... it is a conversation that the school committee has not had regarding the override.

Another woman says that we want to prioritize schools, and not sure we value non-teaching personnel; she would prefer to keep personnel vs technology if that were an option.

The meeting was adjourned at 9:13 p.m.

Respectfully submitted,

Secretary

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Town of Reading Meeting Minutes

Board - Committee - Commission - Council:

Board of Selectmen

Date: 2016-06-07

Time: 1:00 PM

Building: Pleasant Street Senior Center

Location: Great Room

Address: 49 Pleasant Street

Session: Open Session

Purpose: Community Listening Session

Version:

Attendees: **Members - Present:**

Chairman John Halsey, Vice Chairman Kevin Sexton, Secretary Barry Berman, John Arena, Daniel Ensminger

Members - Not Present:

Others Present:

Town Manager Bob LeLacheur, Assistant Town Manager Jean Delios

Minutes Respectfully Submitted By: Secretary

Topics of Discussion:

The Town Manager reviewed key dates – and noted that August 16 is last day to decide on a special election/override vote.

If Yes: Thursday, September 1 would be the Community Financial Forum at 7PM RMHS Performing Arts Center.

Monday, Sept 12 would be a Special Town Meeting – reminder, no formal role for Town Meeting in this process.

Tuesday, October 18 would be the Special Election

The State primary is a few weeks before the October 18 meeting and the Presidential Election is a few weeks afterward. Due to staffing concerns, best to include a separate election because combining would only save a small amount of money.

Resident Carol Shattuck asked about the budget process and the Town Manager stated that they are trying not to be specific about the exact nature of the cuts. She is looking for a budget process and review process. The Town Manager reassured her about the process.

Since the last override, annual revenues have risen at 3.1%, we can raise taxes 2.5%. The growth on State Aid is not even 3%, local and other receipts are very low.

The forecast for revenue over the next three years - using cash reserves 2.6%, but only 2.1% without using cash reserves.

Schools and Town spending is up, capital and debt down nearly 1% and 5% for the shared benefits (see slide presentation). Our retirees and employees took on more costs in order to preserve jobs.

Annual spending has grown at the rate of 3.1% since the last override. The annual forecast for the next three years with free cash is 2.6% total and 2.1% total without free cash.

Free Cash reserves won't be certified until September. He discussed 9C cuts from 2009 when we had to make massive midyear cuts, but having that reserve is essential and lessened the impacts of state cuts. Litigation ongoing regarding the high school and it appears the construction funds that the town still has may not be enough to settle the case. Process is protracted but it is before a judge.

The Town Manager reviewed the Peer Communities Revenues slide and notes that peers pull in \$12M more than the Town in revenue – difference is mostly in commercial revenues.

State Aid dropping, 64% increase in health care. "We cannot rely on the state to help us."

Peer Residential Tax Burden – Reading is below average, we are about \$700 below average. Reading doesn't always appreciate that the taxes are better than in other communities. Per pupil spending in Reading is also very low – student population is high.

Reading is a bedroom community with a low commercial tax base. Residential property taxes are below peer averages.

The Town is at the point where we cannot reduce the quantity of our services without reducing the quality of the services. The last override was promised to last only a few years.

Ways to help seniors age in place:

- Accept optional costs of living increases for seniors and surviving spouses – this will only affect a few residents.
- Increase the senior exemption from \$750- \$1000
- Lower the interest rate on those who qualify to defer taxes on their homes from 1-9%.

John Halsey noted that the more important point is the steps we are trying to take. The accelerating value of the home creates an accelerating tax. The intent is to help seniors with increasing taxes.

A Home Rule petition would be needed to shift taxes to other taxpayers. In theory, tax rates could be lower for elderly, low-income population.

Wants to see this Sudbury option introduced state wide.

Overrides – What do our peers do? Everyone in yellow (on the slide) more recently attempted an override.

Looking at the CIP shift, they are able to see that towns with more industry are also earning higher revenues and able to make the shift more meaningful.

The Town Manager reminded everyone that he has been warning people for several years of the underlying financial condition. The last override was expected to last 8-10 years, but it has been 13 years.

The Town Departments spend \$17.2 million on wages and \$8.2 million on expenses. The point is that we cannot make necessary cuts – we need to cut \$890,000 and there is no way to do it without affecting jobs.

"None of us (including the Selectmen) are in favor of an override, we just want what is best for town," said the Town Manager.

Kevin Vent, 33 Hillside Road, is Moderator of the meeting.

Joe McDermott, 4 Tamarack Road noted he is confused about how an override works. What is it authorizing the Selectmen to do?

The Town Manager responded that Under MGL, you can word a ballot question to direct money to certain uses. Under state law for the first year with new money you can push it in a specific section, and following years they can do whatever they want. It will be up to the Selectmen to decide how specific they want to be. For an operating override, you are asking for a specific number. Last time the amount was \$6M and that is a permanent increase. It is different from a capital exclusion, a specified purpose.

The Town manager explained the difference between a debt exemption override vs an operating override. A one-time increase in revenues will help that.

Selectman Daniel Ensminger explained that an underride vote could happen to make a similar, permanent decrease in taxes as well.

The Town Manager added that the Selectmen could vote a tax rate lower than the budgeted amount.

Michelle Sanphi noted she is part of the ballot initiative committee. A service she would like to see added would be the ability to retain and attract high quality employees to both town and school positions. She supports the term 'Age-In-Place,' and wants to see support for police and fire. The reputation of our schools attracts a lot of people. We would like to see an end to reduced level service.

Jack Devir, Tamarack Road, asked re: Lawsuit – what are the costs of litigation? Town Manager would not release figures.

Harry Wheeler – Fixing roads... Main Street, and West Street... those projects are mostly state projects. Also regarding Town Employees – does the town have its own health insurance, and would we save money with GIC?

The Town Manager responded that our health insurance is through MIIA which is a collaboration of 100 communities that get together for health insurance. We have good collective bargaining power. All the unions collectively bargaining – it is a great collaborative issue. Employee contributions are about \$1M lower.

One community said they would save \$2M moving to GIC, but it really cost them \$200K. We're always looking for new opportunities. Under ObamaCare, they don't have all the financial 'tools' (ie, mechanisms to lower rates for subscribers) anymore, no one knows how to price health insurance right now. In Reading it is about 10% of the budget. It is up to 20% in some towns.

A resident from 355 South Street, asked how many new positions were created since that last override? Don't these expenses have to go before the Finance Committee and what was their take on some of these things? Resident said that if given a choice of a service to cut it would be trash collection. "There are places where we can cut, you're going to step on someone's toes no matter where you tread."

The Town Manager responded that employment has been flat over the last 13 years. Thirty years ago DPW had 10 employees, now it has about 45. Our balance on FTE is close to zero percent change. He then explained the budget process. He sends the budget to the Finance Committee in March, then they vote on it and it becomes the Finance Committee's budget, then they bring it to Town Meeting.

John Doherty responded that he believes any increase in staffing is related to special education. They used some out-of-district tuition money so that they can support better programming for students.

Richard Holmes asked who decides whether we use cash reserves or not.

The Town Manager responded that during the budget process, they get guidance from the Finance Committee about how much cash from free cash. Using free cash to balance your budget is a really bad idea. Building operating budgets on one-time revenue – we know this cannot continue.

Daniel Ensminger explained drop off in free cash amount projections (from slide). There is a drop off, he describes some of the revenue and noted it doesn't make assumptions on litigation.

Carol Shattuck asked how costs for the schools are forecasted. Superintendent John Doherty noted that enrollment is pretty static, but they also offer a full day Kindergarten and they charge over \$4,000 for the costs. Enrollment has stayed fairly consistent at 0-1% increase each year. Special education programming has gone up.

Carol Shattuck validated the concerns of John Doherty and the Town Manager that Reading is still a bedroom community, seniors are staying, because nowhere else to go, rents are high in other places. She says, if we need a school (capital exclusion) we need to talk about it in this time frame.

Joan Kochal asked when debt exclusions come off the books. The Town Manager responded that the RMHS and Library will be paid off in about 10 years. If there is an operational override it will be with us forever.

Sally Hoyt, 221 West Street, long term Reading resident, noted that the seniors in Reading like the services the Town provides. She said they have proved to her that they have thought about how to help seniors. She is also asking for an exemption for seniors not to have to pay more. Her family has lived here for five generations. Thank you very much and you've done a great job.

The Town Manager responded that we may come to a conclusion about what to do with property taxes, but state law is rigid about what we can do to customize tax rates. We only have 43 businesses that would qualify because of the way the State allows us to do things.

Christine Hansen raised the issue of fee structures and asked how Reading compares. The Town Manager responded that we found that +/- we were above or below 5% with other peers in terms of fees. It is a service to the residents. State law that says a fee has to be appropriate for the service a provided. We are trying to offer a service.

Richard Coco indicated he wants to see the leaf dump opened every day of the week. Target fees instead of taxes: make the dog license really expensive. Been in Reading 45 years, and claims it has gone from a fiscally responsible community to now a tax and spend town. He expressed incredulity that the community cannot live on a \$100M budget. Every family has a budget, if you can can't afford something you don't do it. We need police, fire, Veterans, DPW (he thinks too many people) and beyond that we decide what to keep and what to eliminate.

John Halsey noted that \$300,000 is the budget for the Pleasant Street center. Schools are two thirds of the budget. We don't want to eliminate police and fire. Richard Coco noted he could not see why this town cannot run on \$100,000,000.

604

Carol Shattuck noted "Nothing is sacred." She requested a budget review, "so that we know you have done everything before asking for an override."

John Halsey noted that no one is trying to sell a yes or a no. The whole point of these sessions is just this – when all is said and done, if everyone understands the situation, we have a ballot box, if you decide that there is going to be an override, we can work with that, and if there is not going to be an override we will work with the Town Manager's office to live within what we have.

All of us decide at the ballot box and you've elected us to work with that and administer what you want us to do.

A Resident asked about the Finance Committee approved lighting for the fields: Feels that the lighting project for Birch Meadow complex is too expensive, asks if the project can be scaled back. The Town Manager responded that there is a process to go through. We have gone out for bids and he doesn't know what will happen. The Recreation Committee raised fees that will help cover the debt services. It was a one-time use of money made very careful about the expenditure... We don't buy the cadillacs.

Another resident said that currently the tax rate is the same for residents and CIP. "Commercial property is making money here in Reading and we are not."

The Town Manager noted that bedroom communities tend not to shift. "For every dollar you raise to the business, you split that dollar 8 ways... Last fall it was a 3-2 vote on the BOS."

Daniel Ensminger noted that everyone likes to focus on Jordan's and Home Depot... but CIP includes every business, so we have to be mindful about how the shift affects businesses... small businesses are more affected than large businesses.

Kevin Sexton noted that a lot of people have the misunderstanding that if we did split the rate we'd gain more. He again explains that while residents may pay less, we can still only collect the same amount of money and still need an override in order to expand the budget.

John Parsons asked why we don't buy and rehab a better senior center... Senior population will increase.

The Town Manager asked what are new things we should want? What are other communities doing and what do you have... and until we get our house in order we really can't think about things like that.

Assistant Town Manager Jean Delios noted she's the one that wants the \$16M senior center. We don't have it now, and won't have it for a while. It doesn't cost anything to take a look and perhaps plan for it. We are working on a master plan for human and elder services. What will Reading look like in 5-10 years is what we should be thinking about.

Barry Berman suggested that as you make decisions about what is important in town, in 20 years the senior population will be growing, and also know that kids in school now will have jobs not yet invented. His wealth is in his house and what is going to support him is the value of his home. People are coming to Reading because they want to live in a town that supports the kinds of services offered. Even if you don't have a kid in school, the schools matter. His role on the BOS is to take care of everyone. To take care of one population at the expense of another pits one side of the community against the other side of the community. Then you lose, regardless of the outcome. We are thinking about it in terms of what is good for the whole town.

A resident noted that affordability is a big part of it because we are all on fixed incomes. Barry Berman noted that the board is looking at some of these tools to help. Look at what you are getting vs the cost, and is what you're getting worth the cost? Look at it as an entire community.

A resident noted that electric rates are rising 5-7%. We have to be as frugal as we can be, the debate is whether he will be able to afford his home, and he doesn't want to have to leave his home. He notes that some seniors are living hand to mouth.

Jim Martin, Charles Street noted that there were two debt exclusions for the library. One was \$10M and another \$3M and those votes raised our taxes twice.

A gentleman noted that the 'Yes for Reading' group is putting pressure on Selectmen. The Town Manager responded that if 'YES for Reading' is funding something in town, unions do not have more power in this process... Hasn't seen any evidence of "YES for Reading" putting pressure on voters.

Michelle Sanophy mentioned that lots of families have kids in college and they are living paycheck to paycheck. Regarding fiscal responsibility she wants to know the impacts across employee groups.

Town Manager responded: In FY2016 the School made 7.3 FTE cut without touching special education though. The Town eliminated 7 positions, most were part time. Positions with Firefighters, and Police could be cut – otherwise cutting specialized jobs... and want to keep good service. We have tried all kinds of different models and we know what fails. We are now at the point that we cannot afford to play any games at all, we will have to stop doing some things if we don't get more money.

Amy Cole noted that we are only as good as the care we give our most vulnerable including our seniors and children. She thinks prop 2.5 is 30 years old and it doesn't keep up with the regular increases in the budget. Create new revenue to keep the services that we have. I think we do a great job with what we have. I'm concerned there are things that we haven't done. Elementary schools are old... but it is something we are dealing with. Town employees and teachers are underpaid... Prop 2.5 pits groups of people against each other. She is also in favor of the CIP split.

Richard Coco asked if we would add the school into your budget? Wants to see the costs of the School Department in the slide presentation.

An advocate to the Selectmen noted there should be two tax rates. \$500 is better in his pocket than anyone else. He doesn't get pension increases, but working people are getting increases.

Kevin Vent noted he is 47 years old and hasn't seen a raise in nine years. He is in the prime of his earning career... people who are working are facing the same things. We have to look and solve these problems together.

A 60 year resident said the forefathers of this town didn't think ahead, they didn't want businesses here. They didn't even want McDonald's. We are on a limited income, we don't get raises, I know people are struggling. Do you want to keep us in our homes?

John Halsey referenced that the Lynnfield Market Place was another lost opportunity very recently.

Linda Snow Dockser, School Committee member noted that this kind of forum is why her family moved to Reading and she invites the public to ask questions and comment on the questions being put forth. On You Tube one can see the Selectmen Meetings and the School

606

Committee meetings, and great questions were asked here. There are some answers out there. The answers aren't done yet.

The meeting was adjourned at 2:50PM.

Respectfully submitted,

Secretary

6C7



Town of Reading Meeting Minutes

Board - Committee - Commission - Council:

Board of Selectmen

Date: 2016-06-07

Time: 7:00 PM

Building: Reading Town Hall

Location: Selectmen Meeting Room

Address: 16 Lowell Street

Session: Open Session

Purpose: General Business

Version:

Attendees: **Members - Present:**

Chairman John Halsey, Vice Chairman Kevin Sexton, Secretary Barry Berman, John Arena and Daniel Ensminger

Members - Not Present:

Others Present:

Town Manager Bob LeLacheur, Executive Assistant Paula Schena, Community Services Director John Feudo, Zachary Camenker, Tim Kirwan, John Costigan, Mark Ventura

Minutes Respectfully Submitted By: Secretary

Topics of Discussion:

Reports and Comments

Selectmen's Liaison Reports and Comments – Daniel Ensminger noted that he, the Town Manager and John Halsey attended the North Reading Town Meeting regarding the MWRA. Their Town Meeting approved the money for the design phase. He also noted that the Volunteer Appointment Committee met twice.

Barry Berman noted that he and Daniel Ensminger participated in the Memorial Day event. The parade was cancelled due to rain but they still did the ceremonies. He was invited by the Barrows PTO to speak with the kindergarten about the town government and it was a lot of fun.

John Halsey noted that the Board will talk later about the Listening Sessions and the next session is June 16, 2016 at 7:00 p.m. at Parker Middle School.

Town Manager's Report – The Town Manager noted that the School Committee discussed the lead issue last night. The feedback from residents is that they are thrilled with how it is being handled and all of the information. Reading will be MWRA's model from now on. The schools were thankful that employees worked all weekend to fix the problem.

John Arena asked why we are just finding out now and the Town Manager noted that we are only required to test every three years but we will retest more frequently. We have pieces of equipment being replaced.

6d1

Discussion/Action Items

Annual Boards and Committees Appointments – Daniel Ensminger noted that the Volunteer Appointment Committee met twice. They interviewed incumbents when there were new candidates applying for a committee. He is recommending interviewing the Conservation Commission incumbents because they received a new application today. They also need to interview the CPDC new applicant.

Daniel Ensminger noted that the Town Forest Committee has three associate members but it should only be two so they are considering not appointing the member who is serving on another committee and that would be Nancy Docktor. Kevin Sexton asked if she is okay with that and Daniel Ensminger noted she does not know about it but she really wanted the Board of Health position. John Halsey suggested not appointing them tonight and to reach out to the associates to see if someone is willing to step down.

Daniel Ensminger noted that the Committee interviewed the Recreation Committee incumbents except for Frank Driscoll because he did not come in for his interview. Paula Schena noted that Frank Driscoll did call the office the following morning to find out his status since he was not present for the interview. John Halsey noted that causes him angst so he will not be voting for Frank Driscoll.

A motion by Ensminger seconded by Berman that the Board of Selectmen accept the recommendations of the Volunteer Appointment Subcommittee as follows:

Animal Control Appeals Com.	John Miles	6-30-19
Animal Control (Associate)	Joyce Gould	6-30-17
Audit Committee 6/7/16	Barry Berman	6-30-19 effective
Board of Cemetery Trustees	Ronald Stortz Elise Ciregna	6-30-19 6-30-19

The motion was approved by a vote of 5-0-0.

A motion by Berman seconded by Ensminger that the Board of Selectmen accept the recommendations of the Volunteer Appointment Subcommittee as follows:

Board of Health	John Costigan	6-30-19
Board of Health (Associate)	Nancy Docktor	6-30-17
Board of Registrars	Kissandra Holmes	6-30-19
Climate Advisory Committee	Laurie Ann Sylvia	6-30-19
Climate Adv. Com. (Associates)	Jeffrey Everson Gina Snyder	6-30-17 6-30-17

The motion was approved by a vote of 5-0-0.

6d2

A motion by Ensminger seconded by Berman that the Board of Selectmen accept the recommendations of the Volunteer Appointment Subcommittee as follows:

Commissioners of Trust Funds Commissioner (Associate)	John Daly Richard Holmes	6-30-19 6-30-17
Constable	Tanya Amico	6-30-19
Community Planning & Development Commission	Nicholas Safina John Weston	6-30-19 6-30-19
Council on Aging	Steve Oston Sally Hoyt Brian Snell	6-30-19 6-30-19 6-30-19
Council on Aging (Associate)	Pooja Parsons	6-30-17

The motion was approved by a vote of 5-0-0.

A motion by Berman seconded by Ensminger that the Board of Selectmen accept the recommendations of the Volunteer Appointment Subcommittee as follows:

Cultural Council	Nora Bucko	6-30-19
Fall Street Faire Committee	Leslie Leahy Sheila Mulroy	6-30-19 6-30-19
Fall Street Faire Committee (Associate)	Allison Ullman	6-30-17
Historic District Commission	Everett Blodgett Greg Maganzini	6-30-19 6-30-19
Historic District (Associate)	Jack Williams	6-30-17
Historical Commission	Jack Williams Jonathan Barnes	6-30-19 6-30-19
Historical Commission (Associate)	Virginia Adams	6-30-17

The motion was approved by a vote of 5-0-0.

A motion by Ensminger seconded by Arena that the Board of Selectmen accept the recommendations of the Volunteer Appointment Subcommittee as follows:

Human Relation Adv. Com	David Clark Heather McLean Lori Hodin	6-30-19 6-30-19 6-30-19
RCTV Board of Directors	Stephen Goldy	6-30-19

The motion was approved by a vote of 5-0-0.

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A motion by Ensminger seconded by Arena that the Board of Selectmen accept the recommendations of the Volunteer Appointment Subcommittee as follows:

Recreation Committee	Michael DiPietro	6-30-19
	Francis Driscoll	6-30-19
	Lori Russo	6-30-19
Recreation Committee (Associate)	Mary Ellen Stolecki	6-30-17
	Catherine Kaminer	6-30-17
	Gill Congdon	6-30-17

The motion was approved by a vote of 3-2-0 with Halsey and Ensminger opposed.

A motion by Berman seconded by Ensminger that the Board of Selectmen accept the recommendations of the Volunteer Appointment Subcommittee as follows:

Town Forest Committee	William Sullivan	6-30-19
	Thomas Gardiner	6-30-19

The motion was approved by a vote of 5-0-0.

A motion by Ensminger seconded by Berman that the Board of Selectmen accept the recommendations of the Volunteer Appointment Subcommittee as follows:

Trails Committee	Edward Crowley	6-30-19
	David Williams	6-30-19
Trails Committee (Associate)	John Parsons	6-30-17
Board of Appeals	John Jarema	6-30-19
Board of Appeals (Associate)	Erik Hagstrom	6-30-19

The motion was approved by a vote of 5-0-0. (Note – The Board amended some of the terms for the associate positions at their meeting on June 21, 2016)

Human Relations Advisory Committee (HRAC) – HRAC members Heather McLean, Seema Lynch, Lynn Dornink, Lori Hodin and Linda Snow Dockser were present.

Heather McLean noted that they reviewed what structures are being used in surrounding communities. They want to become a Human Rights Commission. They would create bylaws, implement policies and fall under Public Safety.

Seema Lynch, Selectmen representative on HRAC, indicated they are asking the Selectmen for support to become a Commission. HRAC has an identity crisis. The role of HRAC is unclear to the Selectmen, then public and them. There is a lack of visibility and relevance in the community. They conducted a survey and the people love the schools, parks, downtown and library. People have concerns about the tendency to keep quiet, intolerance toward diversity, lack of education about inclusiveness and the Town is viewed as hostile to outsiders.

John Halsey asked the number of responses to the survey and Heather McLean noted 30.

624

John Arena asked if there were specific concerns and Heather McLean noted they were write-in answers. They have heard different stories about people being pulled over. Seema Lynch noted that people may be fearful of coming forward.

Barry Berman noted that the Town has done a lot of surveys and he would like this to get out to more people.

Linda Snow Dockser noted that there is interest in forums for residents. John Halsey asked if the interest is in making Reading better or correcting a problem. John Arena asked if this will be an introduction of evil or something good.

Seema Lynch noted they want to be more welcoming and create more opportunities for interaction and connection with the community. She reviewed the list of communities with Human Rights Commissions. She noted that the state has a Human Rights Commission that meets every month. Arlington's Human Rights Commission has been in existence for more than 20 years. They share similar goals to educate and a commitment to working closely with the Police Department. She feels we can adopt many aspects of Arlington's Human Rights Commission mission and organization.

Barry Berman asked what the Arlington Human Rights Commission does that HRAC does not do and Seema Lynch noted they initiate community forums and programs, they hold community dialogues and they have a response team.

John Arena asked if she is suggesting that this group will take a first responder mission? Seema Lynch indicated no, they would just look at it. The Police can keep the commission aware of any problems. They can provide mediation services. John Arena asked who would decide the content of programs and Seema Lynch noted the commission. John Arena asked if that would be independent without oversight and Seema Lynch noted they don't have all the details worked out. They would create bylaws.

John Arena asked if the Arlington Commission is autonomous and independent and Seema Lynch noted they provide a report to the Town and Police every year.

John Halsey noted that of the 19 communities that they identified, only 4 are towns and the rest are cities. The examples are so foreign from how we run our town.

Seema Lynch question if the Town wants to be inclusive, then why don't they want a Human Rights Commission. The Town Manager noted that Town Counsel says the Human Rights Commission will still fall under the Open Meeting Law and the members will be employees of the Town. That means they cannot hold Executive Sessions or produce press releases. Seema Lynch noted this is an opportunity to be proactive. It is a way to better control and provide rapid response and assistance. It will ensure and promote civil rights.

John Arena questioned bullet #3address potential violations of bylaw? Seema Lynch asked why Reading would not want to acknowledge when an event happens. John Halsey responded that the Police Chief would make every attempt to find the perpetrator. Seema Lynch noted this would be the opportunity to educate the community and to publicly make the statement.

Lori Hodin noted that the Commission could give access cards to victims of domestic violence or give brochures on hate crimes. John Halsey noted that the Police can also do that. John Arena noted just giving a card is not a delivery of service.

John Arena asked how the community could receive quicker notice and Seema Lynch noted the Police could notify them and the Commission can issue a statement.

625

Barry Berman asked who appoints the Commission members, and if they have staff and a budget. Also, if there is a certain makeup of the Commission. Seema Lynch noted that they would first need to set policy and implement bylaws. It would be a 13 member Commission with 5 being appointed by the Schools, 4 by the Selectmen and 4 by the Moderator. The volunteers would be unpaid but could seek funding. They would hold hearings, studies and enter into agreements with agencies. They would also develop a complaint form.

Daniel Ensminger asked how many incidents there have been in Reading over the past five years. Linda Snow Dockser noted there were four swastikas in the past year. They do not plan on taking the place of the Police but can work with the Police. She noted that she attended a civil rights program last week and she asked if publicity will increase the number of incidents and they said it might spike for a while but education will change that.

John Halsey noted that there are many private organizations out there that are not part of government. Heather McLean noted that they all want to be involved with government. John Halsey asked why they don't want to privatize and Linda Snow Dockser noted that keeping in the government shows the Town cares.

John Halsey asked what they will have and Seema Lynch noted their own bylaws and they will take their own steps without seeking advice. John Halsey noted that he endorses the cause but questions the methodology. John Halsey asked if they feel they don't have a voice now and Seema Lynch noted they are just advisory and they want more say. She feels the Town needs a Commission to show people they belong.

The Town Manager noted that there is a letter from Town Counsel in tonight's packet. He notes that there are no state statutes for seating guidelines. The members are usually appointed by the Town Manager or Board of Selectmen. Clergy cannot appoint volunteers. The Commission has an Executive Director which is a paid position. They have the authority to invest. They can hold hearings but have no authority to impose a resolution if parties do not agree. They can educate the community. They are subject as a public body to the open meeting law, public records, state ethics and must submit an annual report inside the Town's Annual Report. If the Selectmen want the Commission to be independent then people can form their own groups. They lose their free speech rights as a Town employee.

Seema Lynch asked the Board to allow them to move forward and speak with Town Counsel.

Barry Berman noted he is curious to hear what the Police have to say. Seema Lynch noted this was a unanimous decision and the Town Manager noted that is not what he was told.

Seema Lynch asked when they will know if the Board of Selectmen agrees so this can get on the November Town Meeting Warrant. The Town Manager noted that the best time would be the April Town Meeting because the November Town Meeting is already six to eight nights.

John Halsey noted that there is a problem with the survey they did because there were only 20 responses. The Board cannot make a decision in just one hour.

John Arena noted that he is struck by the Committee's tone and the fact that they are not letting the Selectmen be engaged. He noted the distance between what they want and Town Meeting is miles.

Heather McLean noted she is surprised the Board of Selectmen doesn't want a Human Relations Advisory Committee. John Halsey noted we do and reminded them that they are the Human Relations Advisory Committee. The business of the Town is taking precedence over their want to be independent. He noted the Town doesn't need more expenditure, we

need an override. There were 50 people today and 100 people last week who came out to talk about economics. We already have a Human Relations Advisory Committee and you're doing a good job.

The Town Manager noted that Bylaw changes take 10 – 70 meetings before going to Town Meeting.

Barry Berman recommended that they go into the community and show the need for a Human Rights Commission and then come up with different strategies. He feels they are putting the cart before the horse and they need to go out and do the work and then come back.

Electronic Scoreboard in Little League Field and Commemoration Sign at Morton Field – Community Services Director John Feudo and Mark Ventura were present. John Feudo noted that the scoreboard came before the Board of Selectmen in 2014. They are now asking for a solar board instead of manual. Permits will be required for the forms and Engineering will be informed to locate the posts.

Steve Lucas noted they are seeking approval for a 10 X 8 scoreboard that is solar and will have the name on the top panel.

John Arena asked the elevation and Steve Lucas noted 10 feet from the bottom.

Mark Ventura noted that the board will be installed on two steel Ibeams. John Arena asked if it will be anti- vandalism and what if it gets hit. Mark Ventura noted the connector and battery storage will be locked and a screen can be put in front of it to stop any balls though it is pretty resilient.

John Feudo noted that he received two notes regarding the location. It is in the site line of two homes and they want to vote it to the left corner. Mark Ventura noted that it is located in right field due to sun exposure.

Dave Swyter noted that they are adding 24,000 lights and the scoreboard can be seen from his house. He wants it moved to left field. He also noted this is not part of the master plan. He asked the size of the original board and it was noted 4 X 8.

John Arena noted they could get a generator or wait until the power is there.

John Feudo asked if it can be retrofitted and Mark Ventura noted it can when a more convenient power source becomes available.

Kevin Sexton asked if it can be slid over facing the fans and Mark Venture noted they could but it won't get much sun there.

David Swyter requested that they reduce the size by removing the top panel and move it to the left. John Halsey asked him what is offensive and David Swyter noted the lights and scoreboard will be seen from his house. If it is moved to the left it won't be a problem. John Halsey noted if it is moved to the left field the fans won't see it and then there are other neighbors to deal with. David Swyter noted that they don't have to take it all the way over to the fence.

Mark Ventura noted that moving will change the Engineering. He has no problem with moving but he doesn't want to reduce the size.

6d7

Berman moved and Ensminger seconded to approve the installation of a solar powered score board at the Little League Field (Tennis Court Field). Sexton moved to amend the motion to have the score board located in left center field. The motion as amended was approved by a vote of 5-0-0.

John Feudo went on to talk about the commemoration sign. John Halsey asked if the sign commemorates people who have donated and John Feudo noted yes. On that note, John Halsey and John Arena recused themselves and left the room due to the fact that they were donors.

John Feudo noted in October the Board of Selectmen voted to change the name of the field. They want the sign to recognize the name. A dedication will be done this summer. The Building Inspector says we will need a permit for the posts. The current signs with the rules will be moved to the side. He noted that Jeff Pierce's son did the rendering.

Jeff Pierce noted they have raised almost \$50,000. Construction was completed in the fall and teams are playing there. They want to recognize the contributors of \$500 or more and promote the field and park names and memorial names.

A motion by Berman seconded by Ensminger that the Board of Selectmen approve the installation of the Morton Field/Moscariello Ballpark sign was approved by a vote of 3-0-0.

John Halsey and John Arena returned to the meeting.

Community Listening Meeting - Members of the Board summarized the first two Community Listening meetings for those members that were unable to attend. A majority of the public's comments demonstrated a high degree of confidence in the operations of the town government and school department, an appreciation of the high level of transparency, and an understanding of how the town arriving at this position was to be expected under the limitations of Proposition 2-1/2 coupled with the expectations of the community. Some members of the public, however, simply believed the town and schools should live within their means.

The Town Manager quickly reviewed the presentation made earlier in the day at the Pleasant Street Center for the benefit of Selectman Arena who missed the meeting due to work commitments. At the conclusion of the discussion, all five Selectmen believed that they were updated on things they might have missed. They had few comments about changes needed for the presentation for the third and final Community Listening meeting to be held at Parker Middle School on June 16th.

On a motion by Mr. Berman seconded by Mr. Ensminger, the Board voted 5-0-0 to adjourn the meeting at 10:41 pm.

Respectfully submitted,

Secretary

4/C B05

June 29, 2016

Ms. Jean J. Delios, Assistant Town Manager
Town of Reading
16 Lowell Street
Reading, MA 01867-2685

Re: Schoolhouse Commons

Dear Ms. Delios:

I am writing to clarify a shift in the development program for Schoolhouse Commons. Having worked with the Massachusetts Housing Partnership (MHP) on numerous projects over the years, the financing product typically offered for mixed income developments has been the Permanent Rental Financing Program. This has involved targeting 25% of households at 80% of area median income.

The underwriting terms of this program have been very similar to what a private lender would offer: a maximum loan-to-value of 80%, a minimum debt service coverage¹ of 1.25 and a maximum loan amortization of 30 years.

Over the last few month, MHP has rolled out several new lending programs. The one which we have deemed the most appropriate, the FHA Treasury Risk Share Program, offers a higher loan to value (up to 90%), a lower minimum debt service coverage (1.10) and a longer loan amortization period (up to 40 years). This greatly helps the overall project feasibility of a small project like Schoolhouse Commons. While we assumed the program would have the same targeting requirements as the traditional MHP lending program, additional discussions with the Agency made us realize that the requirement was 20% of the units at 50% of area median income rather than 25% at 80% of area median income.

We regret having to raise this change after our meeting with the Board of Selectmen, Transparency has been our goal from the beginning of the process. Our meetings with the Board of Selectmen, Town staff and abutters are evidence of this. However, with transparency comes a sharing of the thinking we go through in putting together a development program. It is an iterative process in which we are constantly collecting information, evaluating alternatives and attempting to chart a course that will work for the developer, the neighbors, the town, and the lender. We hope you recognize the nature of this process and will continue to support our effort in restoring this abandoned building into a quality mixed income rental community.

Cordially



Michael Jacobs,

cc: Julie Mercier
Bradley Latham
Michael Sullivan

¹ The cushion the lender looks for above the mortgage payment. For example, a 1.25 Debt Service Coverage would require that there be a 25% cushion above the principal and interest payment.

9a



2016 JUN 27 AM 10: 13

43 Tennyson Rd
Reading, Ma 01867
June 21, 2016

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

Dear Mr LeLacheur,

During the tax season that ran from February 3rd to April 14th this year, thirteen volunteers from AARP worked over 834 hours in Reading to complete in excess of 450 tax returns for Seniors and Vita folks. We did this with the Council on Aging who set up appointments at St Athanasius Hall on Thursdays. On Saturdays, we worked at RMLD, who allowed us in their cafeteria on Saturdays. Thanks in part to Colleen O'Brien, who met with us to waive fees for this year so we were able to use the site. We need to find a new home for next year.

I met with Matt at Town Hall just prior to the start of the season. Although AARP trains the volunteers, provides Tax Law training, internet program training, paper, some computers and a printer, (The IRS also loaned us 4 computers) it cannot fund payment for the use of space. I am hoping the Town of Reading will work with us to find a spot-perhaps the Reading Library(where the program was originally held until they ran out of space and who seem to want us back), or in the Senior Center or at the Police Station for Saturdays next year. If you added up the value of the services offered to our seniors and low income folks, (834 volunteer hours X \$10 = \$8,340, plus paper 20 reams \$200, Toner 8X 45=360 plus training) you might want to make sure that the program continues in Reading. The entire season usually is ten weeks long. It would be 10 Saturdays. The good will created in the community by this program saves a lot of people and financially helps out taxpayers.

We also work in Wilmington on Wednesdays without having to pay any fees.

We are grateful to Jane Burns and Anne Gentile who set up appointments for us. 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 \$1070 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.

I am also grateful to Coleen O'Brien at RMLD for finding a way for us to use the building this year. Patty Mellino also is great in helping us and their employees field calls about times.

Thanks to these great employees, and the volunteers over 450 tax returns were prepared for Seniors and low income folks. We appreciate the help we've been given and look forward to continuing the program next year with your help

Sincerely,

Annemarie Rotondo and Judith Agnes, Local Coordinators

LATHAM LAW OFFICES LLC
643 MAIN STREET
READING, MA 01867

O. BRADLEY LATHAM*
CHRISTOPHER M. O. LATHAM
JOSHUA E. LATHAM*

TEL: (781) 942-4400
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* ADMITTED TO PRACTICE IN
MASSACHUSETTS AND NEW HAMPSHIRE

June 28, 2016

2016 JUN 28 PM 12:14

Bob LeLacheur, Jr., Town Manager
Jean Delios, Assistant Town Manager
Reading Town Hall
16 Lowell Street
Reading, MA 01867

RE: *172 Woburn Street, Reading, MA; Michael Sullivan (Reading Equitable Housing LLC)*

Thank you for the opportunity to meet with the Board of Selectmen on June 21, 2016.

As we stated at that meeting, the reuse of the St. Agnes School building for residential purposes is a work in progress. When we find ways to improve the reuse plan, we revise the plan to incorporate those ideas. We have two changes to report since our meeting with the Board, which we outline below.

First, we enclose a copy of the updated presentation drawing that eliminates the second walkway and stairs. This change is made in order to increase the vegetation in the front yard and lessen the impervious area on the site. The second walkway is not needed. I mentioned this change during our meeting with Board of Selectmen. We have already sent this to you electronically.

Second, Michael Jacobs¹, the affordable housing consultant for the project, reports that after further discussions with the Massachusetts Housing Partnership (MHP), he has coordinated a housing program that would be the most beneficial in a small project like St. Agnes School reuse project². However, with that program, MHP has different targeting requirements.

¹ Mr. Jacobs is a highly regarded housing and finance consultant who has served as an affordable housing consultant for many municipalities and is on the approved list for CHAPA. See https://www.chapa.org/consultant_browse/michael

² As Mr. Jacobs mentioned at the meeting with the Board of Selectmen, the Federal Housing Administration Treasury Risk Share Program has a 40-year term and amortization. This keeps debt service payments at a more reasonable level.

Rather than requiring 25% of 20 units be reserved for households at 80% of area median income, MHP requires that 20% of the apartments be reserved for households at 50% of area median income. While this will result in one fewer affordable unit, it does allow the Town to reach Reading citizens³ who are more in need of units than those targeted under an 80% 40B project. Most importantly, there is no change in what counts for the Subsidized Housing Inventory—100% of the 20 apartment units will still count. One significant additional benefit is that it will probably make it easier to obtain approval of the 70% local preference from MHP and DHCD under this program. Reducing the number of affordable units (which a few neighbors had requested in the past), but not reducing the affordable housing inventory count is a beneficial change.

The proposed re-use of the school building remains consistent with smart growth. It reuses an existing structure without creating additional density. It avoids further deterioration, risk and waste with an empty building. The building is in close proximity to public transportation, including both bus and train service. The use of this building for residential purposes is consistent with the Town's master housing plan.

Please let us know if there are questions or issues.

Sincerely,

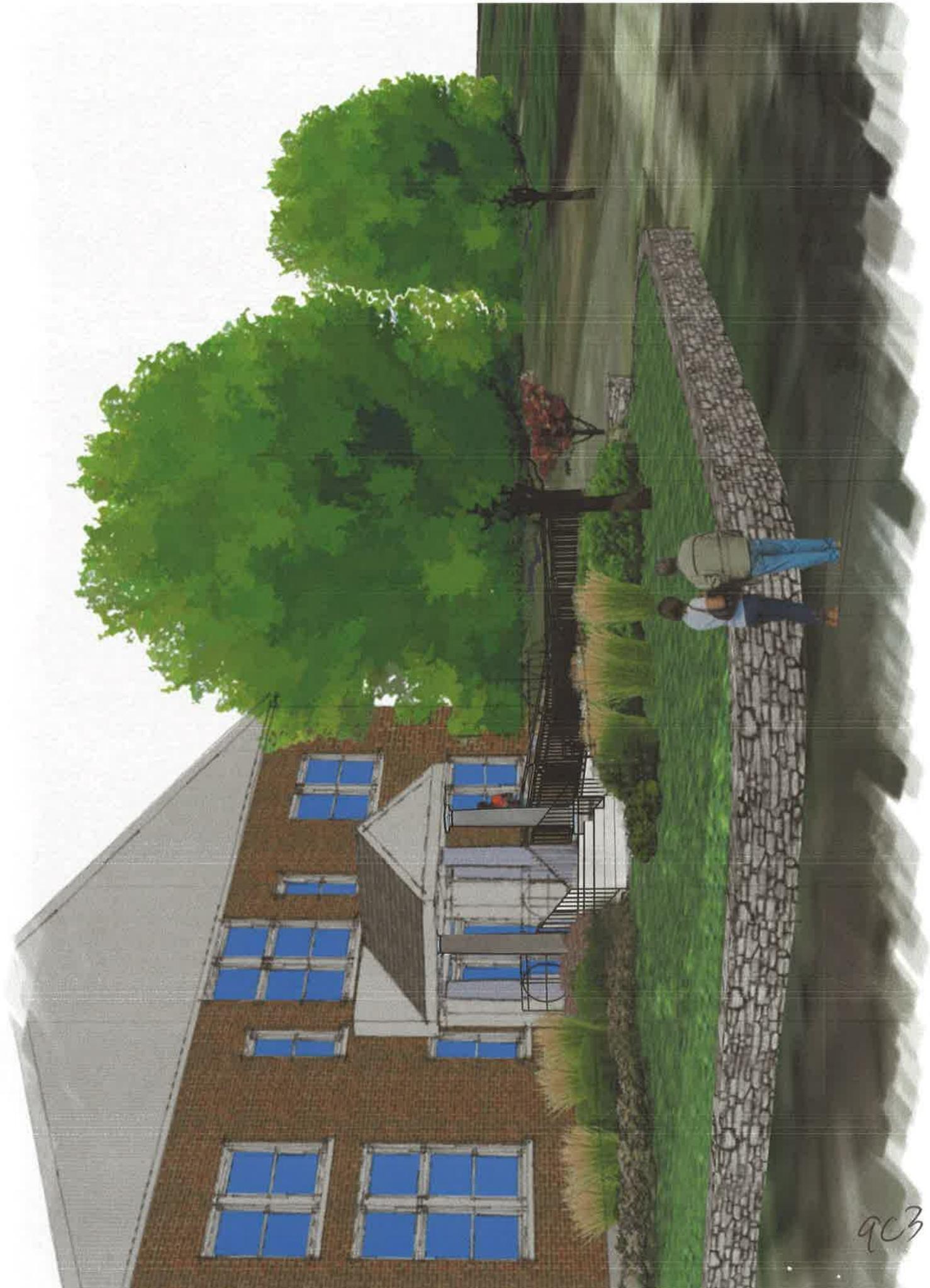
Latham Law Offices, LLC



O. Bradley Latham

cc: Julie D. Mercier, AICP, LEED AP, Community Planning Director

³ This may include a person with a disability or an older couple with limited and fixed income.



903



Industri-plex Superfund Site, Operable Unit 2

U.S. EPA | HAZARDOUS WASTE PROGRAM AT EPA NEW ENGLAND



THE SUPERFUND PROGRAM protects human health and the environment by investigating and cleaning up often-abandoned hazardous waste sites and engaging communities throughout the process. Many of these sites are complex and need long-term cleanup actions. Those responsible for contamination are held liable for cleanup costs. EPA strives to return previously contaminated land and groundwater to productive use.

The Industri-plex Superfund Site located in Woburn, MA was added to the Superfund National Priority List in 1983 and includes industrial, commercial and undeveloped properties. Various chemical and glue manufacturing facilities operated at the Industri-plex Superfund Site from 1853 to 1969. As a result of these industrial operations, soil, sediment, groundwater, surface water and air became contaminated with various compounds including arsenic, lead, chromium, ammonia, benzene, toluene, and hydrogen sulfide. Successor companies to those that performed the industrial operations are conducting the cleanup work. They are termed the "Settling Defendants" in the various legal documents for the Site.

EPA established a 1986 Record of Decision (ROD) for the first phase of cleanup at Industri-plex (known as Operable Unit 1 or OU1), which included the construction of various protective caps over approximately 110 acres of soils contaminated with heavy metals and animal hide wastes. These caps include grass and graveled areas, parking lots, and building foundations. Construction of these caps was completed in 1998.

CLEANUP PLAN FOR THE ABERJONA RIVER:

Currently, contaminated groundwater from Industri-plex travels into the Halls Brook Holding Area Pond (HBHA), which flows into the Aberjona River. A portion of the contaminants entering the pond travel downstream in surface water and sediment. Contaminants have accumulated in sediments within the HBHA Pond, Aberjona River and Cranberry Bog Conservation Area within the Industri-plex Site. In 2006, EPA established a second cleanup plan (or ROD) to address this contamination.

The Settling Defendants for OU2 at the Industri-plex Superfund Site are responsible for implementing the second phase of cleanup (known as Operable Unit 2 or OU2). In 2008, EPA and the Settling Defendants entered into a Consent Decree settlement for implementing the OU2 cleanup. The Settling Defendants have hired **de maximis, inc.** to oversee the design and implementation of the cleanup. Work began on the initial stage of the cleanup in 2014. The final stage of the cleanup has been designed and is ready to be implemented over the next 8 months.

KEY CONTACTS:

JOSEPH LEMAY, P.E.
US EPA
Remedial Project Manager
617-918-1323
lemay.joe@epa.gov

MARILYN ST. FLEUR
Community Involvement
Coordinator
617-918-1617
stfleur.marilyn@epa.gov

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Boston, MA 02109-3912
(617) 918-1111
www.epa.gov/region1/

**TOLL-FREE
CUSTOMER SERVICE**
1-888-EPA-7341

LEARN MORE AT:
[www.epa.gov/region1/
removal-sites/](http://www.epa.gov/region1/removal-sites/)

continued >

WHAT HAS ALREADY BEEN DONE:

EPA and the Settling Defendants already completed the following portions of OU2 cleanup:

- Removal of contaminated sediment from Lower South Pond (LSP) at the northern portion of the Site (completed 2014); and
- Preparation of HBHA Pond for treatment by installing structures in the pond and controlling storm water conditions (completed 2015).

NEXT STEPS OF THE OU2 CLEANUP PLAN:

The next portion of the OU2 cleanup began this May.

- Construction of a laydown area near Cabot Road in Woburn;
- removal of sediments from southern half of the HBHA Pond (referred to as the secondary treatment cell) and installation of aeration/treatment equipment and a settling zone (Figure 1);
- removal of sediments from the Wells G&H Wetland and Cranberry Bog Conservation Area along the Aberjona River in Woburn and restoration of the area (Figure 2);
- construction of new wetlands near Cabot Road in Woburn, enhancement of wetland habitat near Rifle Range Road in Woburn, and construction of a fish ladder in Winchester (Figures 1 and 2); and
- Implementation of environmental monitoring.

2016 CONSTRUCTION:**Sediment Removal from the Southern Half of HBHA Pond (known as Secondary Treatment Cell)**

From May – July 2016, the Settling Defendant's contractor, DA Collins, has mobilized to the HBHA Pond to prepare the laydown area for supporting construction activities and implement temporary stormwater management activities along the HBHA Pond to support sediment removal. DA Collins will then remove sediment from the southern half of the pond, place the sediment on the sediment management pad constructed inside the laydown area, and transport the sediment off-site to a permitted facility. A crane will be placed on a floating platform in the pond and will remove sediment with an "environmental clam shell bucket." The clam shell bucket is designed to minimize sedi-

ment disturbance in the pond while removing the contaminated material. DA Collins will add amendments to these sediments, such as cement, to further reduce their wetness at the laydown area. Regular monitoring of surface water quality conditions will be conducted within, upstream, and downstream of the dredging area in the pond. After the sediments have been removed, DA Collins will install aeration treatment units and establish a settling zone within the secondary treatment cell to help further reduce contamination in the surface water. The aeration treatment units will look like floating docks in the pond with bubbles coming from them.

The workers will typically be on-site Monday through Friday from 6:00 AM to 5:00 PM, and will wear appropriate personal protective equipment for the work being performed. This protective equipment is a precautionary measure to ensure workers are not exposed to contaminated sediments during their work. If odors are encountered, DA Collins will minimize odors with foam sprays. Truck traffic in the project area will increase during transportation of contaminated material off site. Up to 12 trucks per day are expected to move either in or out of the site area. The truck traffic will be generally routed from Commerce Way to Cabot Road in order to enter the site, and will leave the site using the same roads. This truck traffic route has been coordinated with the City of Woburn.

Sediment Removal and Restoration Wells G&H Wetland and Cranberry Bog Conservation Area (CBCA)

During June – September 2016, the Settling Defendant's contractor, DA Collins, will sequence through the three wetland areas below (1 through 3) conducting preparation, sediment dredging and restoration:

1. Wells G&H Wetland Area (East Side): Access to the area will occur off Rifle Range Road. Duration: 4 weeks
2. Wells G&H Wetland Area (West Side): Access to the area will occur off-Salem Street. Duration: 4 weeks
3. CBCA (West Side): Access to the area will occur off Washington Circle. Duration: 4 weeks

DA Collins anticipates it will take approximately four weeks for each work area to complete sediment removal and restoration cleanup activities, and work will progress in the above order (1, 2, 3). The work will include installation of temporary

port-o-dams/cofferdams to minimize water management during sediment removal and restoration. The sediments will be excavated using mechanical excavation equipment, such as a backhoe and water tight dump trucks. As sediments are excavated, they will be loaded on to trucks and transferred to the sediment management pad, and transported off-site for disposal at a permitted facility. Where necessary, DA Collins will add amendments to the sediments, such as cement, to further reduce their wetness. Regular surface water monitoring of water quality conditions will be conducted within, upstream, and downstream of the work areas. Clean organic soils will be brought on-site to restore all disturbed areas. The wetlands will be restored with native plantings. When excavating contaminated sediments in the areas, there is potential for an odor to be generated from the work area. Any potential odors would come from disturbing the organic material in the wetland sediments and not from any contamination that may exist there (the contamination in these sediments is primarily metals, such as arsenic). If odors are encountered, DA Collins will minimize odors with foam sprays. At the completion of the work in area 1, the east side of the Wells G&H wetland, the access roads created will be converted to walking trails and the truck entrance to this area will be converted to a small parking lot for future recreational use (this property is owned by the City of Woburn).

Workers will typically be on-site 5 days per week. Monday through Friday from 6:30 AM to 5:00 PM (except for the CBCA work near residential areas which will be from 7:00 AM to 5:00 PM). Workers will wear appropriate personal protective equipment for the work being performed. This protective equipment is a precautionary measure to ensure workers are not exposed to contaminated sediments during their work. Truck traffic will increase during transportation of contaminated sediment off site and while bringing in clean organic soil. Up to 24 trucks per day are expected to move either in or out of the site area. The truck traffic will be routed from Washington Street to Salem Street and/or Washington Circle to enter the sites, and will leave the site going the same way. These truck traffic routes have been coordinated with the City of Woburn.

Wetland Mitigation

A summary of Industri-plex Phase 2 (OU2) cleanup wetland/floodplain mitigation is as follows (see Figures 1-2):

- Approximately 2.4 acres of new wetlands will be created at 32 Cabot Road, Woburn, MA;
- Approximately 1 acre of floodplain habitat enhancements will be created off Rifle Range Road, Woburn, MA, including the removal of various debris

piles from the floodplain. In addition, a conservation easement is planned for this area to maintain it as undeveloped land. These enhancements will also help support the City of Woburn's plan for future open green space of the area;

- Greater than 6,000 cubic yards of flood storage space will be created in Woburn, MA;
- A fish ladder will be constructed at Center Falls Dam, Winchester, MA, and is expected to expand habitat for migratory fish, such as herring, upstream of the ladder.

The above mitigation projects have been coordinated with the City of Woburn and Town of Winchester.

AIR MONITORING:

Air monitors that monitor for dust will be placed around the work areas along the perimeter of the site/work areas during construction. If dust is detected at elevated levels, work will be stopped, and dust controls will be put in place to eliminate the potential for dust leaving the site. DA Collins will implement dust controls (e.g. wetting of soil, etc.) as needed to manage and minimize airborne dust throughout construction. If odors are encountered, DA Collins will minimize odors with foam sprays. Monitoring for volatile organic compounds and other contaminants will be conducted within the active work zones to evaluate construction worker health and safety, need for increased levels of personal protection, and/or modification of work practices.

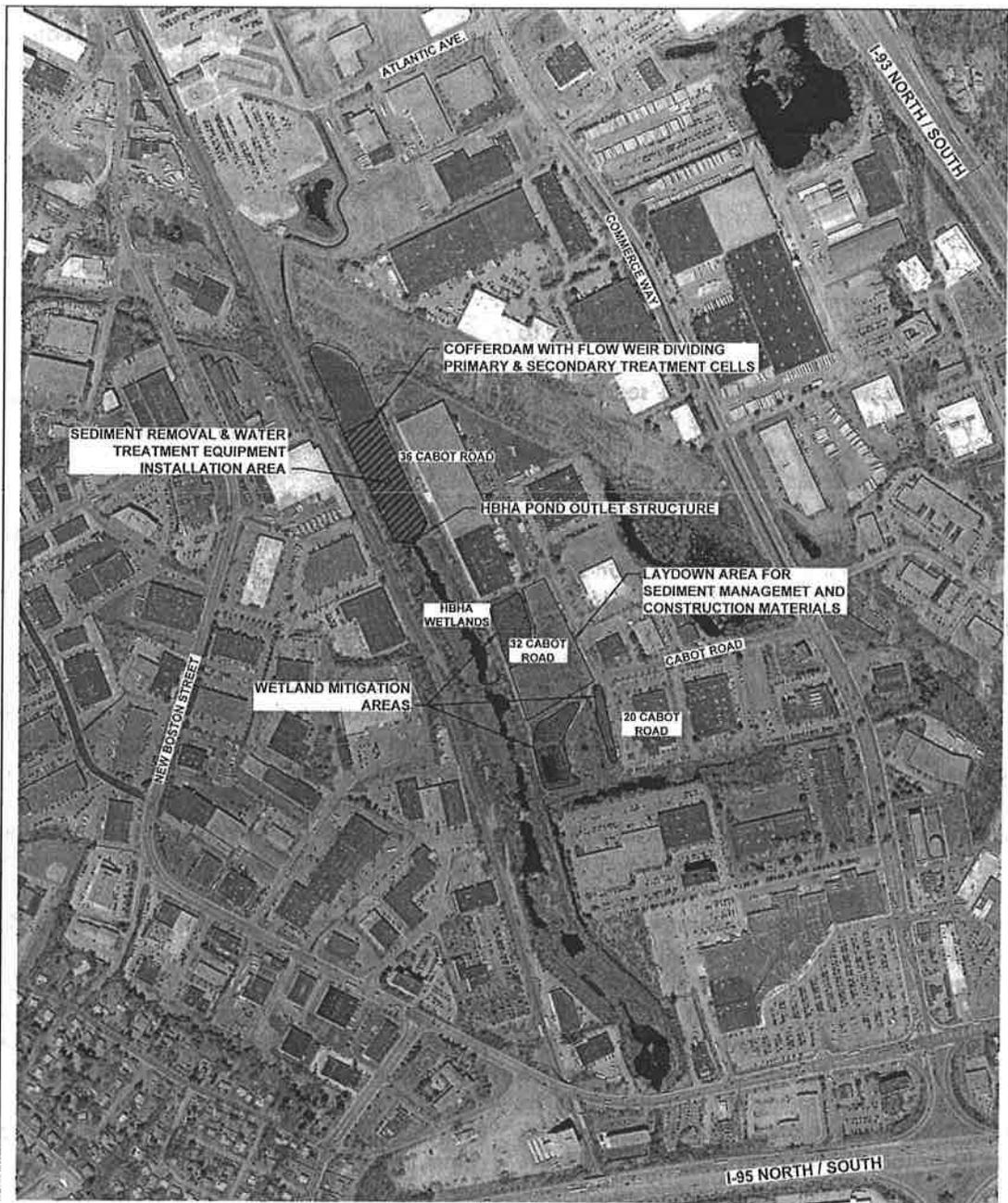
EPA Public Informational Meeting 7:00 PM, June 27, at the Woburn City Hall; and

EPA Neighborhood Open House 4:00 PM – 7:00 PM, July 19 outside at the Cranberry Bog Conservation Area, off Washington Circle, Woburn, MA

EPA has scheduled the above meetings to discuss with the community the sediment removal and restoration construction activities, environmental monitoring, and answer any neighborhood questions.

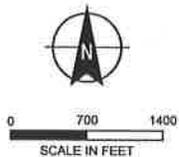
Additional Contacts

Mayor Scott Galvin
City of Woburn
781-897-5901
mayor@cityofwoburn.com



Layout: POND COMPONENTS

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HALEY ALDRICH

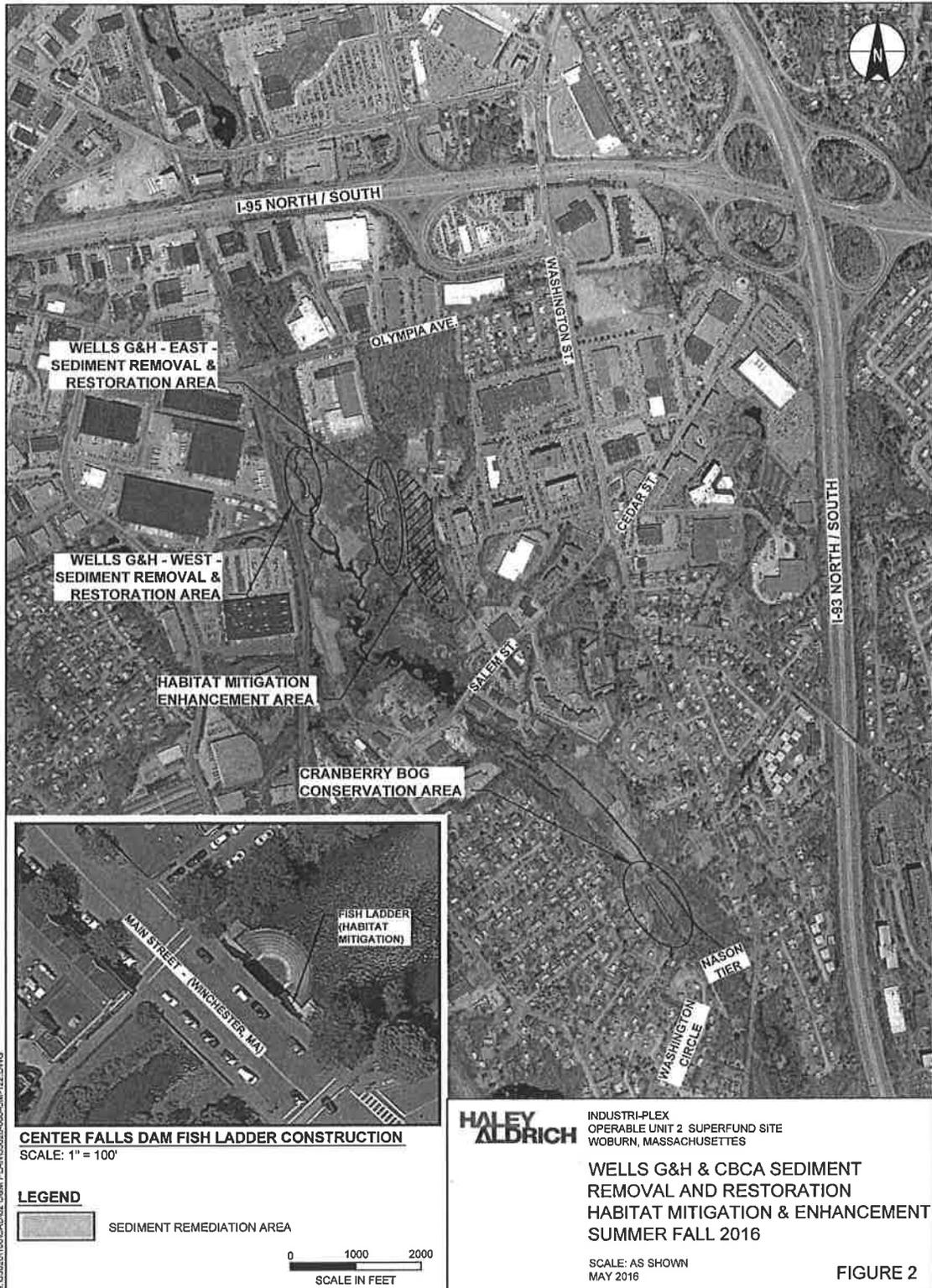
INDUSTRI-PLEX
OPERABLE UNIT 2 SUPERFUND SITE
WOBURN, MASSACHUSETTES

**HBHA POND DREDGING AND
WETLAND MITIGATION COMPONENTS
SUMMER - FALL 2016**

SCALE: AS SHOWN
MAY 2016

FIGURE 1

984



925

4/c Bos

Via email

To:

Bob LeLecheur, Reading Town Manager

Chief Segalla, Reading Police

Jeffrey Zager, Director of Public Works

Members of the Board of Selectmen: John Halsey, Kevin Sexton, Barry Berman, John Arena, Daniel Ensminger

Cc via email:

Denise McCarthy, President, The Reading Garden Club

Mary Ann Higgins, Vice President, The Reading Garden Club

Dawn Eisner-Brown & Priscilla Maher, Co-chairs, RGC Adopt an Island Committee

July 6, 2016

Gentlemen,

I want to make you all aware of a recent incident that happened with my Adopt an Island site at Haverhill and Franklin here in Reading.

In response to several complaints from neighbors about the safety of my island the Reading Safety Officer, Dave Savio, instructed the DPW to weedwhack the offending plants. Easily 2/3rds of the plants were shredded to within inches of the ground. The shredded plants include Daylillies, Iris, Baptisia, Eupatorium, Monarda, Aesclepias, Sedum, Grasses, Amsonia, Echinacea.

I discovered this when I went to tidy up the island last week.

I am utterly dismayed over what happened. I did not receive a phone call telling me about this safety issue: had I, I would have moved any problem plants. Not one call!

I am a member of town meeting and was there earlier this year when Mr. Halsey spoke about the importance of volunteers to a community like Reading. A community that won't spend money to beautify itself but rather depends upon volunteers to do so can not be a community that weed whacks adopt an island sites without at least making the adopter aware that there is a problem.

In the four years I have spent transforming that island from a barren, weedy mess into a lovely, self-sufficient garden I have spent over \$1,000 to buy a tree, several grasses, 60+ perennials and groundcovers as well as hundreds of bulbs. I have hauled loads of compost from the town, which I loaded myself, I have hauled loads of woodchips to use as mulch as well. When the plants were establishing themselves I hauled gallons and gallons and gallons of water to that site. I have hauled bags and bags of garbage out of that space including shattered headlights, bits of bumper and countless nip bottles and detritus from restaurants. I have spent countless hours on that island.

Now my hours are spent undoing my work, as I will no longer allow a single plant on that island to continue to bring beauty to it. A woman scorned? Try a gardener scorned!!!

I have made the recommendation to the current chairs of the Adopt an Island committee to permanently remove this island from its rolls. No one should be put in the position again of having one's hard work and treasure so crudely disregarded.

In closing I would like to remind you all that I believe in volunteering and in fact have volunteered my entire life. I am deeply troubled by the prospects of volunteering for Reading again.

Sincerely,

Demetra Tseckares