

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss. Officer's Return, Town of Reading:

By virtue of this Warrant, I, Thomas Freeman Jr, on October 7, 2021 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 Subsequent Town Meeting Warrant, along with the written request of Town Moderator Alan Foulds dated September 9, 2021 asking that this Subsequent Town Meeting be held by remote participation pursuant to St. 2020, c. 92, §8 and St. 2021, c. 20, § 9, 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 Reading Public Library, 64 Middlesex Avenue
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 fourteen (14) days prior to November 8, 2021, the date set for Subsequent Town Meeting in this Warrant.

I also caused a posting of this Warrant, and the Town Moderator's request for a remote Subsequent Town Meeting, to be published on the Town of Reading website on October 7, 2021.



Constable

A true copy Attest:



Laura Gemme, Town Clerk

SUBSEQUENT TOWN WARRANT



COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

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

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of the Town of Reading, qualified to vote in the Local Elections and Town affairs, to meet in accordance with Chapter 92 of the Acts of 2020 and Chapter 20 of the Acts of 2021 and through the Zoom platform on MONDAY, the EIGHTH DAY of NOVEMBER A.D., 2021

at seven thirty o'clock in the evening, at which time and place the following Articles are to be acted upon and determined exclusively by Town Meeting Members in accordance with the provisions of the Reading Home Rule Charter.

Members of the public may access and witness the deliberations and actions taken at the Subsequent Town Meeting in the following manner: RCTV, Facebook, or on local public access television. Town Meeting members and Town officials shall receive a link to join the Zoom video conferencing platform to participate in the Subsequent Town Meeting. Non-Town Meeting Members who are registered voters residing in the Town who wish to participate in the Subsequent Town Meeting must submit a request to participate to the Town Clerk not less than 48 hours in advance of the Subsequent Town Meeting, and when submitting this request, non-Town Meeting Members who wish to make a comment, ask a question, or otherwise address Town Meeting, should contact Town Clerk Laura Gemme (lgemme@ci.reading.ma.us or 781-942-6647) with the following information: (a) First and Last Name, (b) Street Address, (c) Phone Number, (d) Email Address, and (e) Article(s) he or she would like to speak to, and once verified, shall receive follow up information with specific participation instructions for the meeting.

If, on November 8, 2021, the Town Meeting elects not to hold the Subsequent Town Meeting remotely, then the Town Meeting shall adjourn to Reading Memorial High School Performing Arts Center, 62 Oakland Road, Reading on Monday November 15, 2021 at seven thirty o'clock in the evening.

ARTICLE 1 To hear and act on the reports of the Select Board, School Committee, Library Trustees, Municipal Light Board, Finance Committee, Bylaw Committee, Town Manager, Town Accountant and any other Town Official, Board or Committee.

Select Board

ARTICLE 2 To choose all other necessary Town Officers and Boards or Committees and determine what instructions shall be given to Town Officers and Boards or Committees, and to see what sum the Town will vote to appropriate by borrowing or transfer from available funds, or otherwise, for the purpose of funding Town Officers and Boards or Committees to carry out the instructions given to them, or take any other action with respect thereto.

Select Board

ARTICLE 3 To see if the Town will vote to amend the FY 2022-32 Capital Improvements Program as provided for in Section 7-7 of the Reading Home Rule Charter and as previously amended, or take any other action with respect thereto.

Select Board

ARTICLE 4 To see if the Town will vote to amend the Town's Operating Budget for the Fiscal Year commencing July 1, 2021, as adopted under Article 16 of the Annual Town Meeting of April 26, 2021 and amended under Article 4 of the Special Town Meeting of October 18, 2021; and to see if the Town will vote to raise and appropriate, borrow or transfer from available funds, or otherwise provide a sum or sums of money to be added to the amounts appropriated under said Article, as amended, for the operation of the Town and its government, or take any other action with respect thereto.

Finance Committee

ARTICLE 5 To see if the Town will vote to raise and appropriate, transfer from available funds, borrow or otherwise provide a sum or sums of money to pay bills remaining unpaid from prior fiscal years for goods and services actually rendered to the Town, or take any other action with respect thereto.

Select Board

ARTICLE 6 To see if the Town will vote to amend Section 4.6 of the Zoning Bylaw as follows, with additions being shown in bold italics and deletions being struck through:

4.6.2 Applicability

4.6.2.1 Properties containing single-family or two-family ~~structures~~ ***dwellings as a principal use*** are exempt from Site Plan Review. Routine maintenance, and in-kind replacement of lighting, mechanical systems and landscape features are exempt from Site Plan Review.

4.6.2.2 Except as otherwise specified in Section 4.6.2.1, Site Plan Review is required if the proposed construction, ***Change of Use***, or site alteration involves any of the following:

- a An increase in gross floor area of 500 square feet or more, **via the creation of new floor area, that results in the requirement for or addition of 2 or more parking spaces (regardless of parking-related exemptions or waivers)**; or
- b A ~~e~~Change of ~~u~~Use (from one use category to another) within a **structure containing an existing public, institutional or commercial use; an existing multi-family dwelling structure; or a structure containing more than one use; to a use permitted by Special Permit from the CPDC;**
- ~~e the addition of 2 or more parking spaces, a change to the layout or location of 2 or more parking spaces, an increase in pavement of more than 300 square feet, or the alteration of any driveway.~~

Nothing in this section shall be construed to limit the requirements of Site Plan Review set forth in other provisions of the Zoning Bylaw.

- 4.6.2.3** Except as otherwise specified in Section 4.6.2.1 or Section 4.6.2.2, Minor Site Plan Review is required if the proposed construction, **Change of Use**, modification to use, or site alteration involves any of the following:
- a **An increase in gross floor area of 500 square feet or more either by the creation of new floor area or by the expansion of an existing use into adjacent space within an existing structure;**
 - b **The addition of 2 or more parking spaces, a change to the layout or location of 2 or more parking spaces, an increase in pavement of more than 300 square feet, or the alteration of any driveway. Changes that exclusively address minor pre-existing site safety or circulation issues may qualify for Administrative Approval under regulations issued pursuant to Section 4.6.3.1;**
 - c **A Change of Use within a structure containing an existing public, institutional or commercial use; an existing multi-family dwelling; or a structure containing more than one use, to a use permitted by-right;**
 - d. Exterior alteration of 500 square feet or more of horizontal or vertical area that is limited to doors, paint, awnings, railings, step replacement, handicapped ramps or building code compliance measures, for a site within the Business B Zoning District;
 - e. Redevelopment or alteration of a site, or the interior of a building, in such a manner that the proposed site or building function is anticipated to generate unreasonable visual or auditory impacts to

abutters;

- f. An existing site that becomes a nuisance to public health, safety or welfare (i.e. due to routine traffic spillover, excessive noise, site illumination beyond the hours of operation, etc.) as evidenced by substantiated complaints to the Police Department and/or Public Services Office; or
- g. Outdoor Commerce, Dining, Programming, or Storage.

4.6.3 Minor Site Plan Review

- 4.6.3.1 The CPDC, through regulation, may authorize the Community Development Director to grant Administrative Approval for a Minor Site Plan Review, with or without conditions, ~~provided~~ **if** the proposed construction, expansion, or alteration **or Change of Use** is not anticipated to result in any adverse impact on surrounding areas.

or take any other action with respect thereto.

Select Board

ARTICLE 7 To see if the Town will approve the \$317,422,620 borrowing authorized by the Northeast Metropolitan Regional Vocational School District Committee, for the purpose of paying costs of designing, engineering, constructing and equipping the New Northeast Metropolitan Regional Vocational School and related athletic facilities located at 100 Hemlock Road in Wakefield, MA 01880, including the payment of all costs incidental or related thereto (the "Project"), which school facility shall have an anticipated useful life as an educational facility for the instruction of school children of at least 50 years and for which the District may be eligible for a school construction grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended at the direction of Northeast Metropolitan Regional Vocational School Committee.

The Town's estimated share of the District's debt for this purpose, exclusive of interest, and based upon current enrollments, is approximately \$8,177,164, which amount will be reduced to the extent of MSBA grants received by the District, resulting in an estimated net share of principal allocable to the Town, exclusive of interest, of approximately \$4,548,660.

The MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any Project costs the District incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the District and its member municipalities. Any grant that the District may receive from the MSBA for the Project shall not exceed the lesser of (1) seventy-six and eighty-four one hundredths percent (76.84%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA;

or take any other action relative thereto.

Select Board

ARTICLE 8 (petitioned)

Section 2.1.3 Notification

Within seven (7) days of being notified being elected a Town Meeting Member you shall provide the Town Clerk with your street address and a phone contact number for publication and to renumber the present 3.1.3 to 2.1,4 EtC.

ARTICLE 9 (petitioned)

Temporary Halt to 40R Project Approvals Until Impacts Are Mitigated and 40R Zoning is Revised to Reduce Density.

To see if the Town will vote to mitigate adverse 40R zoning project impacts on neighboring properties that are now evidenced by visual, acoustic, shadow, excessive density, and other impacts; and to mitigate unanticipated 40R zoning project pressures on street parking supply that are now negatively impacting residents and businesses alike; by halting any new Plan Review approvals of projects using 40R zoning provisions until density-reducing revisions to the 40R zoning code are considered and approved by Town Meeting, or to take any other action with respect thereto.

and you are directed to serve this Warrant, along with the written request of Town Moderator Alan Foulds dated September 9, 2021 to hold this Subsequent Town Meeting remotely, by posting an attested copy thereof in at least one (1) public place in each precinct of the Town not less than fourteen (14) days prior to November 8, 2021, or providing in a manner such as electronic submission, holding for pickup or mailing, an attested copy of said Warrant to each Town Meeting Member.

Hereof fail not and make due return of this Warrant with your doings thereon to the Town Clerk at or before the time appointed for said meeting.

Given under our hands this 28th day of September, 2021.

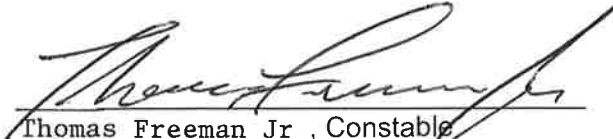

Karen Gately Herrick, Chair

Anne DJ Landry, Vice Chair


Mark L Dockser, Secretary


Carlo Bacci


Chris Haley


Thomas Freeman Jr , Constable

SELECT BOARD OF READING