

# COMMONWEALTH OF MASSACHUSETTS


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

By virtue of this Warrant, I Thomas H Freeman Jr, on March 12, 2018 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 Town Meeting 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 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 April 3, 2018, the date set for Town Meeting in this Warrant.

I also caused a posting of this Warrant to be published on the Town of Reading website on March 12, 2018.

  
\_\_\_\_\_  
Constable Thomas H Freeman Jr

A true copy Attest:

  
\_\_\_\_\_  
Laura Gemme, Town Clerk

# 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 the following place designated for the eight precincts in said Town, namely:

**Precincts 1, 2, 3, 4, 5, 6, 7 and 8**  
**Reading Memorial High School, Hawkes Field House, Oakland Road**

TUESDAY, the THIRD DAY OF APRIL, A.D., 2018  
from 7:00 a.m. to 8:00 p.m. to act on the following Articles, viz:

**ARTICLE 1** To elect by ballot the following Town Officers:

A Moderator for one year;  
One member of the Board of Selectmen for three years;  
Two members of the Board of Library Trustees for three years;  
One member of the Board of Library Trustees for two years;  
Two members of the Municipal Light Board for three years;  
Two members of the School Committee for three years;

Seventy-Six Town Meeting Members shall be elected to represent each of the following precincts:

Precinct 1 Eight members for three years;  
One member for two years  
One member for one year;  
Precinct 2 Eight members for three years;  
Two members for one year;  
Precinct 3 Eight members for three years;  
Three members for one year;  
Precinct 4 Eight members for three years;  
Precinct 5 Eight members for three years;  
Two members for one year;  
Precinct 6 Eight members for three years;  
Three members for one year;  
Precinct 7 Eight members for three years; and  
Precinct 8 Eight members for three years

and to vote on the following question:

Shall the Town of Reading be allowed to assess an additional \$4.15 million in real estate and personal property taxes for the purposes of the general operation of the Public Schools for Classroom Teachers (\$1,802,484); Teaching, Learning and Classroom Support (\$821,429); and Athletics (\$31,056); for 5 Police Officers and 4 Firefighter/paramedics (\$1,050,311); for General Government including Public Works, Finance, Technology, Human/Elder Services and Inspections (\$317,391); and for increased hours and staffing for the Public Library (\$127,329) for the fiscal year beginning July 1, 2018?

Yes \_\_\_\_ No \_\_\_\_

and to meet at the Reading Memorial High School, 62 Oakland Road, in said Reading on

MONDAY, the TWENTY-THIRD DAY of APRIL A.D., 2018

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.

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**ARTICLE 2** To hear and act on the reports of the Board of Selectmen, School Committee, Library Trustees, Municipal Light Board, Finance Committee, Bylaw Committee, Town Manager, Town Accountant and any other Town Official, Board or Committee.

Board of Selectmen

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**ARTICLE 3** To choose all other necessary Town Officers and Boards or Committees and determine what instructions shall be given 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.

Board of Selectmen

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**ARTICLE 4** To see if the Town will vote to amend the FY 2018-28 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.

Board of Selectmen

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**ARTICLE 5** To see if the Town will vote to amend the Town's Operating Budget for the Fiscal Year commencing July 1, 2017, as adopted under Article 16 of the Annual Town Meeting of April 4, 2017 and amended under Article 4 of the Subsequent Town Meeting of November 13, 2017; 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

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**ARTICLE 6** 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.

Board of Selectmen

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**ARTICLE 7** To see if the Town will vote to authorize the Board of Selectmen to sell, exchange, or dispose of, various items of Town tangible property, upon such terms and conditions as they may determine; or take any other action with respect thereto.

Board of Selectmen

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**ARTICLE 8** 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 for the purpose of funding the irrevocable trust for "Other Post-Employment Benefits Liabilities" or take any other action with respect thereto.

Board of Selectmen

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**ARTICLE 9** To see if the Town will vote to amend Section 6.6.2 of the General Bylaw, establishing the Inspection Revolving Fund as shown below, with additions being shown in bold and deletions being struck through:

**6.6.2 Inspection Revolving Fund**

Funds held in the Inspection Revolving Fund shall be used for legal costs, oversight and inspection, plan review, property appraisals and appeals, public services general management, pedestrian safety improvements, records archiving, and other costs related to building, plumbing, wiring, gas and other permits required for large construction projects and shall be expended by the Town Manager. Receipts credited to this fund shall include building, plumbing, wiring, ~~and gas~~ **and other permit fees for the Schoolhouse Commons, Reading Village, Postmark Square, 20-24 Gould Street, 467 Main Street, Oaktree, Addison-Wesley/Pearson and Johnson Woods developments.**

or take any other action with respect thereto.

Board of Selectmen

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**ARTICLE 10** To see if the Town will vote to amend Section 6.6.4 of the General Bylaw, establishing the Library Materials Replacement Revolving Fund as shown below, with additions being shown in bold and deletions being struck through:

Library ~~Materials Replacement~~ **Fines and Fees** Revolving Fund.

Funds held in the Library ~~Materials Replacement~~ **Fines and Fees** Revolving Fund shall be used for the acquisition of library materials to replace lost and damaged materials, **or for the maintenance, upkeep and supplies for supplementary fee-based services.** ~~and Funds~~ shall be expended by the Library Director under the supervision of the Library Trustees. Receipts credited to this fund shall include charges for lost and damaged library materials, **and fees from printing, faxing or similar supplementary fee-based services.**

or take any other action with respect thereto.

Board of Selectmen

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**ARTICLE 11** To see if the Town will vote to establish the limit on the total amount that may be expended from each revolving fund established by Article 9 of the Town of Reading General Bylaw pursuant to Section 53E½ of Chapter 44 of the *Massachusetts General Laws* for the fiscal year beginning July 1, 2018, or take any other action with respect thereto.

Board of Selectmen

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**ARTICLE 12** To see if the Town will vote to approve an Affordable Housing Trust Fund Allocation Plan pursuant to Chapter 140 of the Acts of 2001 entitled "AN ACT AUTHORIZING THE TOWN OF READING TO ESTABLISH AN AFFORDABLE HOUSING TRUST FUND", or take any other action with respect thereto.

Board of Selectmen

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**ARTICLE 13** To see if the Town will vote to authorize the Superintendent of Schools, or a designee thereof, to enter into a contract or contracts for Digital Curriculum for a term in excess of three years but not to exceed six years, including any extension or renewal thereof or option under an existing contract, upon such terms and conditions determined by the Superintendent or designee to be in the best interests of the Town; provided, however, that, prior to executing a contract for a term in excess of three years, the Superintendent or designee shall certify in writing to the School Committee that such longer term will enable the Town to secure more favorable terms, considering price, expected useful life of the technology and any other relevant factors, that would otherwise be available under a contract with a three-year term;

and provided further that any such contract with a total value in excess of \$25,000 shall require the concurrence of the Town Manager; or take any other action with respect thereto.

Board of Selectmen

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**ARTICLE 14** To see if the Town will vote to amend the General Bylaw as follows:

A. By inserting, after Section 1.10.2, the following definition:

**1.10.3 Executive Board**

The Board of Selectmen established by Section 3.2 of the Reading Home Rule Charter. The Executive Board shall have all of the powers and duties granted to Boards of Selectmen by the Constitution and General Laws of the Commonwealth of Massachusetts, and such additional powers and duties as may be provided by the Charter, by this bylaw, by the Zoning Bylaw or by Town Meeting vote.

B. By renumbering subsequent provisions of Section 1.10 accordingly;

and

C. By striking the term "Board of Selectmen," wherever it may currently appear in said Bylaw, and inserting, in place thereof, the term "Executive Board;"

or take any other action with respect thereto.

Board of Selectmen

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**ARTICLE 15** To see if the Town will vote to amend Section 6.0 Intensity Regulations of the Zoning Bylaw as shown below, with additions being shown in bold and deletions being struck through:

**6.0 INTENSITY REGULATIONS**

No use shall be established, nor building or structure erected in any district unless it conforms to the dimensional regulations of the Zoning Bylaw. No existing lot, building or structure shall be changed in size or shape so that the height, area, yard or coverage provisions herein prescribed are exceeded.

**6.1 General Requirements**

**6.1.1 Dimensional Requirements**

Dimensional requirements for all uses and buildings shall be as set forth in Section 6.3, the "Table of Dimensional Controls." The letters "NA" in this table denote that specific dimensional controls are not applicable to a particular use. Additional requirements shall be as set forth in Sections 6.2 and 6.3.

**6.2 Supplementary Requirements**

All buildings, structures and uses shall be subject to the following additional requirements:

**6.2.1 Lot Shape**

**6.2.1.1 Minimum Lot Width Specified**

*Any newly created lot in a Residential District for which a minimum lot width is specified shall satisfy the following requirements:*

- a Each lot shall have, in addition to the required frontage, the required minimum lot width at all points between the required frontage and the nearest point on the front wall of any dwelling on such lot; and
- b The angles formed by the intersection of the side lot lines and the right-of-way providing the minimum frontage shall not be less than 45 degrees.

**6.2.1.2 Minimum Lot Width Not Specified**

*Any newly created lot in any Zoning District for which a minimum lot width is not specified shall satisfy the following requirement:*

*The angles formed by the intersection of the side lot lines and the right-of-way providing the minimum frontage shall not be less than 45 degrees.*

**6.2.2 Lot Frontage**

~~In a Single Family 20 District, the required frontage shall be reduced to not less than eighty (80) feet if the street line is a curve having a radius of not more than two hundred (200) feet, and the lot has a width of not less than one hundred twenty (120) feet, measured at the rear of the required front yard.~~

**6.2.32 Yards**

~~**6.2.3.1** In all Residence Districts, irrespective of the requirements set forth in Section 6.3 of the Zoning Bylaw, the required front yard for any building other than a multi-family dwelling shall be ten (10) feet or the average of the actual front setbacks of the buildings on the adjacent lots on either side, whichever is greater. For the purposes of Section 6.2, if an adjacent lot is vacant, it shall be deemed to be occupied by a building with a required front yard.~~

~~**6.2.32.21** In Residence Districts, yard requirements shall not apply to projecting eaves, cornices, chimneys, steps, bow or bay windows, windowsills and belt courses that do not increase the gross floor area of the building.~~

~~**6.2.3.3** In Business A and C Districts, the required yard on a street on which the building does not have frontage shall be twenty (20) feet for any building other than a multi-family dwelling.~~

~~**6.2.3.4** In an Industrial District, required front yards shall be five (5) feet for canopies over any drive through facility.~~

**6.2.34 Height**

~~**6.2.4.1** Maximum height regulations shall not apply to chimneys, elevators, poles, spires, tanks, towers or similar structures not used for human occupancy.~~

~~**6.2.34.12** In the Industrial District, a hotel or motel may have a maximum height of eighty-four (84) feet if the following conditions are satisfied:~~

- a ~~Between the hours of 9:00 a.m. and 3:00 p.m. from February 21 to October 21, No hotel or motel building may cast an unacceptable shadow, as determined by CPDC based on shadow studies submitted by the Applicant, on any building containing a dwelling unit in existence at the time of the building permit application;~~
- b ~~Along a major street, the hotel or motel building shall be set back seventy-five a minimum of (75) fifty (50) feet or the height of the building, whichever is greater, and a landscaped or naturally vegetated buffer at least fifty (50) twenty (20) feet wide shall be provided along the major street, except where there are curb cuts. and~~

~~e The hotel or motel building shall be located on a lot of at least twenty five (25) acres.~~

**6.2.54 Gross Floor Area**

**6.2.54.1** In Apartment 40 and Business A Districts, the gross floor area of a multi-family dwelling shall not exceed forty percent (40%) of the lot area.

**6.2.54.2** In the Apartment 80 Districts, the gross floor area of a multi-family dwelling shall not exceed the lot area.

**6.2.65 Landscaped Area**

**6.2.65.1** In Apartment 40 and Business A Districts, not less than twenty-five percent (25%) of the area of a lot containing a multi-family dwelling shall be a landscaped area.

**6.2.65.2** In Apartment 80 Districts, not less than thirty-five percent (35%) of the area of a lot containing a multi-family dwelling shall be a landscaped area.

**6.2.76 Buildings Per Lot**

**6.2.76.1** ~~In all districts other than the Apartment 80, and Business C, Industrial and PUD-I Districts, a lot may have more than one principal building. not more than one principal building shall be erected on a lot.~~

**6.2.76.2** Where two or more principal buildings are permitted on the same lot:

**a** ~~T, they shall be located at least fifty (50) feet apart.~~ **minimum distance between the buildings shall be determined, at the discretion of the Building Inspector, as follows:**

- 1** The total distance between the proposed building(s) and any proposed or existing building(s) on the lot is adequate to meet Building Code and Fire Code requirements, accounting for fire-rating and other fire prevention/suppression features; and
- 2** The Fire Department has sufficient access between the buildings.

**b** The area between the buildings shall be maintained and kept clear by the property owner.

**6.2.87 Upland Requirement**

Any portion of a lot lying within a delineated wetlands resource area, as determined by the Reading Conservation Commission, may be credited to the minimum lot area requirements set forth in Section 6.3 of the Zoning Bylaw only if the portion outside such wetlands resource area is of at least the following size:

<b>Zoning District</b>	<b>Minimum Area Outside of Wetlands Resource Area</b>
Single Family 15	12,000 square feet
Single Family 20	12,000 square feet
Single Family 40	20,000 square feet

**6.3 Table of Dimensional Controls**

<b>Use</b>	<b>Minimum Lot Width (Feet)</b>	<b>Minimum Area (Square Feet)</b>	<b>Minimum Frontage (Feet)</b>	<b>Required Front Yard<sup>1</sup> (Feet)</b>	<b>Required Side Yard (Feet)</b>	<b>Required Rear Yard (Feet)</b>	<b>Maximum Coverage % of Lot</b>	<b>Maximum Building Height<sup>2</sup> (Feet)</b>
<b>One or Two Family Dwelling</b>								
In S-15 District	60	15,000	100	20	15	20	25	35
In S-20 Districts	80	20,000	120 <sup>3</sup>	20	15	20	25	35



Use	Minimum Lot Width (Feet)	Minimum Area (Square Feet)	Minimum Frontage (Feet)	Required Front Yard <sup>1</sup> (Feet)	Required Side Yard (Feet)	Required Rear Yard (Feet)	Maximum Coverage % of Lot	Maximum Building Height <sup>2</sup> (Feet)
In S-40 Districts	80	40,000	200	20	15	20	25	35
In A-40 Districts		10,000	80	20	15	20	25	40
In Bus-A Districts		NA	NA	15 <sup>4</sup>	10 <sup>4</sup>	20 <sup>4</sup>	25	45
<b>Multi-Family Dwelling</b>								
In A-40 Districts		40,000	80	30	30	30	25	40
In A-80 Districts		80,000	NA	60	60	60	12.5	60
In Bus-A Districts		40,000	NA	15	30	30	25	40
In S-15 Districts		100,000+	100	20	15	20	25	35
In S-20 Districts		100,000+	120	20	15	20	25	35
In S-40 Districts		100,000+	200	20	15	20	25	35
In A-40 Districts		100,000+	80	20	15	20	25	40
In A-80 Districts		100,000+	NA	20	NA	NA	NA	60
<b>Hotel or Motel</b>								
In Bus-A Districts		NA	NA	50 <sup>4</sup>	10 <sup>4</sup>	20 <sup>4</sup>	60	45
In Bus-B Districts		NA	NA	NA	NA	20	85	45
In Bus-C Districts		NA	NA	10 <sup>4</sup>	10 <sup>4</sup>	10 <sup>4</sup>	60	55** <sup>5</sup>
In Ind Districts		NA	NA	50 <sup>6</sup> & <sup>8</sup>	20 <sup>6</sup>	20 <sup>6</sup>	60 <sup>25</sup>	60* <sup>7</sup>
<b>Other Permitted Principal Use</b>								
In S-15 Districts		15,000	100	20	15	20	25	35
In S-20 Districts		20,000	120	20	15	20	25	35
In S-40 Districts		40,000	200	20	15	20	25	35
In A-40 Districts		10,000	80	20	NA	NA	NA	40
In A-80 Districts		80,000	NA	20	NA	NA	NA	60
In Bus-A Districts		NA	NA	15 <sup>4</sup>	10 <sup>4</sup>	20 <sup>4</sup>	60	45
In Bus-B Districts		NA	NA	NA	NA	20	85	45
In Bus-C Districts		NA	NA	10 <sup>4</sup>	10 <sup>4</sup>	10 <sup>4</sup>	60	55** <sup>5</sup>
In Ind Districts		NA	NA	20 <sup>6</sup> & <sup>8</sup> 50	20 <sup>6</sup>	20 <sup>6</sup>	60	60
<b>Exempt Uses – School and Church</b>								
In S-15 Districts		15,000	100	15	30	30	25	35
In S-20 Districts		20,000	120	15	30	30	25	35
In S-40 Districts		40,000	200	15	30	30	25	35
In A-40 Districts		10,000	80	NA	30	30	NA	40
In A-80 Districts		80,000	NA	NA	30	30	NA	60
In BUS-A Districts		NA	NA	10 <sup>4</sup>	30 <sup>4</sup>	30 <sup>4</sup>	60	45
In BUS- B Districts		NA	NA	NA	30	30	85	45
In BUS-C Districts		NA	NA	10 <sup>4</sup>	30 <sup>4</sup>	30 <sup>4</sup>	60	55
In Ind Districts		NA	NA	20 <sup>6</sup> & <sup>8</sup> 50	20 <sup>6</sup> 30	20 <sup>6</sup> 30	60	60

Use	Minimum Lot Width (Feet)	Minimum Area (Square Feet)	Minimum Frontage (Feet)	Required Front Yard <sup>1</sup> (Feet)	Required Side Yard (Feet)	Required Rear Yard (Feet)	Maximum Coverage % of Lot	Maximum Building Height <sup>2</sup> (Feet)
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\* Except as provided in Section 6.2.4.2 of the Zoning Bylaw.

1. In ~~all~~ Residence Districts, irrespective of the requirements set forth in ~~Section 6.3 of the Zoning Bylaw~~ this Table, the required front yard for any building other than a multi-family dwelling shall be ten (10) feet or the average of the actual front setbacks of the buildings on the adjacent lots on either side, whichever is greater. For the purposes of ~~Section 6.2~~ this requirement, if an adjacent lot is vacant, it shall be deemed to be occupied by a building with a required front yard as specified in this Table.

2. Maximum height ~~regulations~~ limits shall not apply to appurtenances such as: chimneys, elevators, poles, spires, tanks, towers or similar structures not intended to be used for human occupancy.

3. In ~~a~~ Single Family 20 Districts, the required frontage shall be reduced to not less than eighty (80) feet if the street line is a curve having a radius of not more than two hundred (200) feet, and the lot has a width of not less than one hundred twenty (120) feet, measured ~~at~~ along the rear of the required front yard.

4. In Business A and C Districts, the required yard measured from ~~on~~ a street which is not designated as the front lot line ~~on which the building does not have frontage~~ shall be twenty (20) feet for any building other than a multi-family dwelling.

\*\* 5. Fifty-five (55) feet, except ninety-five (95) feet if the structure is located within four hundred (400) feet of the property line adjacent to Route 128, as the property line exists on May 1, 2000, including ramps, and south of Jacob Way and excluding areas within two hundred (200) feet of the residential zoning district to the west, all as more specifically shown on a plan entitled: "Plan Showing Height Limitation and Setback Areas, Business C District in Reading, Mass.," dated March 27, 2000, Scale 1" = 60', by Hayes Engineering, Inc., on file with the Reading Town Clerk.

6. Where an Industrial District lot directly adjoins another Industrial District lot, the applicable Required Side Yard or Required Rear Yard where the adjacency occurs can be reduced or eliminated, at the discretion of the Building Inspector, if the following conditions are met:

- a. The total distance between the proposed building(s) and existing building(s) on adjacent lots is adequate to meet Building Code and Fire Code requirements, accounting for fire-rating and other fire prevention/suppression features; and
- b. The Fire Department has sufficient access between the proposed building(s) and existing building(s) on adjacent lots.

The area(s) between any proposed building(s) and the lot line(s) shall be maintained and kept clear by the property owner.

7. Except as provided in Section 6.2.3.1.

8. In an Industrial District, the Rrequired Ffront Yyards shall be five (5) feet for canopies over any drive-through facility.

## 6.4 Special Cases

### 6.4.1 Transitional Areas

The following additional requirements shall apply to buildings in Business A, ~~or Business B and Industrial~~ Districts located within one hundred fifty (150) feet of a Residence District; ~~and to buildings in a Business C District located within one hundred (100) feet of a Residence District;~~ and to buildings in Industrial Districts whose lots share a lot line with a Residence District:

#### 6.4.1.1 Table of Additional Dimensional Controls for Transitional Areas

District	Distance From Residence District	Required Yards		
		Front Feet	Side Feet	Rear Feet
Business A and B	Adjoining Sharing a lot line with	5	10	NA

	Within 150 feet	5	NA	NA
Business C	Within 100 feet	5	NA	NA
Industrial	<del>Adjoining</del> <b>Sharing a lot line with</b>	NA	<del>100</del> <b>50</b>	<del>100</del> <b>50</b>
	Within 150 feet	NA	100	100

~~6.4.1.2~~ In an Industrial District, the required side and rear yard shall be fifty (50) feet where the lot line is a street line, and the opposite side of the street is in a Residence District.

**6.4.1.32** In an Industrial District, as part of all new construction of any building, parking lot, structure, or any extension or addition to a preexisting building, parking lot or structure **on a lot that is located shares a lot line with or is across a street from a** within one hundred fifty (150) feet of any Residence District, a buffer strip **with a minimum depth and visual screen is required and may include any combination of the following at the discretion of the CPDC: landscaping, fencing, or other structures.** ~~to be established subject to the following requirements:~~

- ~~a~~ Said buffer strip shall have a twelve (12) foot minimum depth and contain a curb to prevent parking within the strip, a six (6) foot high fence which shall be located a maximum of two (2) feet from the abutting Residential and/or Industrial lot line and contain an evergreen hedge on the Industrial side of the fence which is to be at least three (3) feet in height at the time of planting and will provide a year round dense visual screen and attain a height of at least seven (7) feet within five years of planting.
- ~~b~~ Said buffer strip shall be constructed along the full abutting length of any Residence District lots so affected and lie entirely within the Industrial District.

**6.4.1.3** In an Industrial District, as part of all new construction of any building or any extension or addition to a preexisting building, on a lot that shares a lot line with a Residence District, any building wall facing a Residence District shall be stepped back such that the maximum building envelope is bounded by a line projected from the property line at a 3 to 5 ratio.

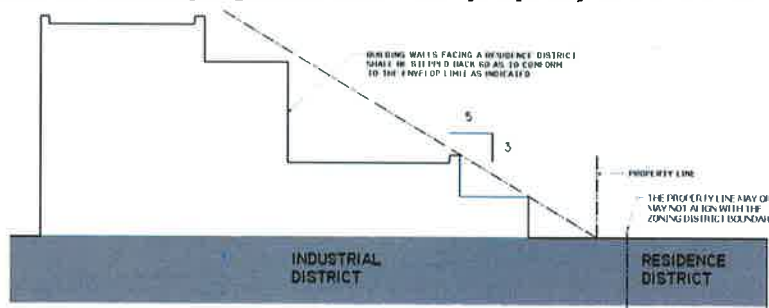


FIGURE 6.XXX

**6.4.1.4** In the Business C District, all new construction of any building, parking lot, structure, or any extension or addition to a preexisting building, parking lot or structure shall be subject to the following requirements:

- a** No building shall be located within one hundred (100) feet of a Residence District.
- b** There shall be a landscaped buffer strip of a minimum width of twenty-five (25) along the full abutting length of a Residence District. Said buffer shall be a densely planted staggered double row of a seventy/thirty (70/30) mixture of evergreen/deciduous trees. Plant material shall be such that a minimum of seven (7) feet in height is reached within the first five (5) years of planting. Plant material shall be maintained in a healthy condition or replaced to attain

previously noted height. Buffer edge shall be planted a minimum of two (2) feet off of the property line abutting residential property.

- c** No parking area shall be located within twenty-five (25) feet of the Residence District, and no parking area or building shall be allowed in Restricted Area "A" as shown on the plan entitled: "Plan Showing Height Limitation and Setback Areas, Business C District in Reading, Mass.", dated March 27, 2000, Scale 1" = 60', by Hayes Engineering, Inc., on file with the Reading Town Clerk."
- d** Maximum Allowable Development - Senior Housing and Townhouses. The plan entitled: "Business C Planning Subdistricts", dated October 2, 2007, on file with the Building Inspector and the Town Clerk, and incorporated herein by reference, establishes four (4) Planning Subdistricts within the Business C District. The boundaries of a Planning Subdistrict may be modified by the CPDC based upon Site Plan Review applications submitted by the landowner or its agents for proposed developments within the Business C District. Within such Planning Subdistricts, the following restrictions shall be applicable:
  - 1** Townhouses shall be permitted only within Planning Subdistrict A and shall be limited to no more than sixteen (16) dwelling units.
  - 2** Age-restricted dwellings, assisted living facilities and nursing homes shall be permitted only in Planning Subdistricts B and D; provided, however that (a) no more than one hundred sixty (160) units shall be permitted in any Planning Subdistrict, (b) no more than three hundred ten (310) units shall be permitted within the entire Business C District, and (c) no more than two (2) Planning Subdistricts may contain age-restricted dwellings, assisted living facilities or nursing home units.
  - 3** Within any Planning Subdistrict, an increase of one hundred sixty thousand (160,000) square feet in the total authorized gross floor area of all office or other allowed principal uses shall be permitted; provided, however, that the amount of such increase shall be reduced by one thousand (1000) square feet for each age-restricted dwelling, assisted living or nursing home unit constructed within the Planning Subdistrict.
- e** For purposes of determining compliance with the foregoing requirements and the height limitations set forth in Table 6.3, all yards and buffer areas shall be measured from the boundary line between the Business C District and the adjoining S-20 District and the S-15 District.

## **6.5 Landscape Standards**

**6.5.1** Appropriate landscaping and design shall be incorporated into new nonresidential development and redevelopment projects within nonresidential districts and into new multi-family dwelling projects. Landscape design plans shall be prepared by a registered landscape architect; provided, however, that the CPDC may accept a plan prepared by one other than a landscape architect if it believes the plan meets the landscaping standards of this Section and is in concert with the intent thereof. Wherever possible, naturally occurring vegetation shall be incorporated into the landscape plan, which shall show the limits of work, existing tree lines, and all proposed landscape features and improvements including screening, planting areas, size and type of stock for shrubs and trees, and proposed erosion control measures.

**6.5.2** Side yards required by the Intensity Regulations set forth in Section 6.0 of the Zoning Bylaw shall be landscaped. Such side yards shall be planted with a combination of grass, shrubs of appropriate height and shade trees. If there is not

an adequate amount of side yard area to landscape, a fence may be allowed as an alternative; provided, however, that chain link fencing shall not be permitted. No parking area or driveway shall be allowed within such side yard.

- 6.5.3** Exposed storage areas, machinery, garbage dumpsters, service areas, truck loading areas, utility buildings, and structures shall be screened from the view of abutting properties and streets using plantings, fences, and other appropriate methods.
- 6.5.4** A landscaping maintenance plan shall be prepared and submitted as part of the landscape design plan. All landscaped areas shall be properly maintained. Any tree or shrub that dies shall be replaced within one (1) growing season. Replacement trees or shrubs shall be of similar type and size to what was approved as part of the original approval.
- 6.5.5** Trees are to be planted where necessary, as determined by the CPDC. Trees shall be well-rooted nursery-grown stock, free of injury, harmful insects, and diseases. They shall be well-branched, and the branching structure shall be sound. Trees shall be planted only after April 15 and before September 30. The **Tree Warden** ~~Director of the Forestry Division~~ shall approve any planting outside of those dates.
- 6.5.6** No more than 50 percent (50%) of the trees, approved to be planted, shall be of any one species and no less than 25 percent (25%) of the total trees planted shall be of any one species. Trees shall be chosen from a list provided by the **Tree Warden** ~~Director of the Forestry Division~~, unless an alternative is specifically approved by the CPDC.
- 6.5.7** Trees along a public way shall be spaced at intervals of fifty (50) feet; provided, however, that no trees shall be planted within fifty (50) feet of an intersection or future intersection. Trees on one (1) side of a street may be set either opposite or diagonally to trees on the opposite side. Trees shall be planted two and a half (2½ ) feet behind the sidewalk or six (6) feet behind the gutter line and always within the right-of-way. The location of all the proposed trees must be reviewed by the ~~Director of the Forestry Division~~ **Tree Warden** on site and approved prior to installation.
- 6.5.8** The minimum acceptable size of tree to be planted along a public way shall be three (3) inch trunk caliper at four (4) feet above the grade. At the time of delivery, the ~~Director of the Forestry Division~~ **Tree Warden** must approve the proposed trees. Evergreen trees shall be at least eight (8) feet tall at the time of planting.
- 6.5.9** Specifications for planting operations and for support stakes, guy wire and cable, ground anchors, hose, and strapping material shall be as specified in the American Standard Specifications for Nursery Stock published by the American Association of Nurserymen.

or take any other action with respect thereto.

Community Planning and Development Commission

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**ARTICLE 16** 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 for highway projects in accordance with Chapter 90 of the *Massachusetts General Laws*, or take any other action with respect thereto.

Board of Selectmen

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**ARTICLE 17** 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 for the operation of the Town and its government for Fiscal Year 2019 - beginning July 1, 2018, or take any other action with respect thereto.

Finance Committee

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**ARTICLE 18** To see if the Town will vote, pursuant to Section 2-6 of the Reading Home Rule Charter, to declare the seats of certain Town Meeting Members to be vacant and remove certain described persons from their position as Town Meeting Members for failure to take the oath of office within 30 days following the notice of election or for failure to attend one-half or more of the Town Meeting sessions during the previous year, or take any other action with respect thereto.

Board of Selectmen

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and you are directed to serve this Warrant 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 April 3, 2018, 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.

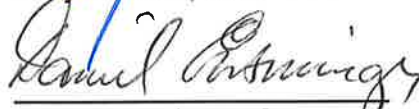
Given under our hands this 27<sup>th</sup> day of February, 2018.



John Arena, Chair



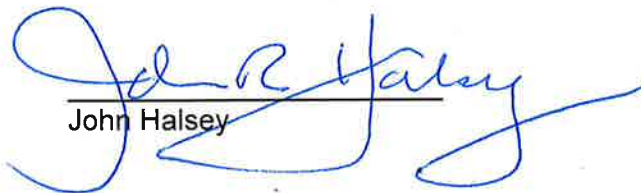
Barry Berman, Vice Chair



Daniel Ensminger, Secretary



Andrew Friedmann



John Halsey

SELECTMEN OF READING



Thomas H Freeman Jr Constable