



Town of Reading Meeting Posting with Agenda

2018-07-16 LAG

Board - Committee - Commission - Council:

Select Board

Date: 2022-06-14

Time: 7:00 PM

Building: Reading Town Hall

Location: Select Board Meeting Room

Address: 16 Lowell Street

Agenda:

Purpose: General Business

Meeting Called By: Caitlin Nocella on behalf of Chair Mark Dockser

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:

	<i>This Meeting will be held in-person in the Select Board Meeting Room at Town Hall and remotely on Zoom. It will also be streamed live on RCTV as usual.</i>	PAGE #
	<p>Join Zoom Meeting https://us06web.zoom.us/j/82549237868</p> <p>Meeting ID: 825 4923 7868 One tap mobile +16465189805,,82549237868# US (New York) +16465588656,,82549237868# US (New York)</p> <p>Dial by your location +1 646 518 9805 US (New York) +1 646 558 8656 US (New York)</p> <p>Meeting ID: 825 4923 7868 Find your local number: https://us06web.zoom.us/u/k6wzGugu1</p>	
7:00	Overview of Meeting	
7:05	Public Comment	
7:10	SB Liaison & Town Manager Reports	
7:15	Public Hearing – Bertucci’s Change of Manager	5
7:30	Discuss Tax Rate and Tax Rate Shift	15

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.



Town of Reading Meeting Posting with Agenda

7:50	Vote to Endorse and Sign Letter of Support for Updated Open Space & Recreation Plan	25
8:00	Vote Sunset Date for HRAC - June 30, 2022	
8:10	Discuss and Vote on Symonds Way Exploratory Committee Creation and Charge	26
8:30	Vote to Approve Budgets for Historical Commission, Trails Committee, and Town Forest Committee	28
8:45	Vote to Authorize Town Manager to take action on Camp Rice Moody	29
9:00	Discuss Future Agenda Items	50
9:05	Approve Meeting Minutes <ul style="list-style-type: none">• May 31, 2022	53



Office of the Town Manager
16 Lowell Street
Reading, MA 01867

781-942-9043

townmanager@ci.reading.ma.us
www.readingma.gov/town-manager

To: Select Board
From: Fidel A. Maltez
Date: May 26, 2022
RE: Town Manager Memo for June 14th, 2022 Meeting

I am incredibly excited for the month of June and to be officially in the Summer Season! We will have a tremendous number of events for our residents in the month of June. The Reading Lions Club has planned an incredible Friends and Family Day on June 11th. On June 12th, we will have the Car Parade celebrating Pride which will culminate in a fun and family friendly gathering in the Town Common. On June 18th, we will have our Juneteenth celebration in Memorial Park and will watch the movie Hidden Figures. On June 25th, we will have Porchfest, which will be a great music event allowing our residents to enjoy the Summer. I am sure there are many other events around Town in June not mentioned here. This is a testament to our community's desire to bring back celebrations and community gatherings, after two-years of the global pandemic.

The Select Board will hear from Victor Santaniello, our Assessor, on a tax rate discussion and a possible exploration of increasing the tax shift to Commercial, Industrial and Personal Property. Reading is currently at a 1.02 tax shift to Commercial, Industrial and Personal Property. The Select Board will hear a recommendation of a very gradual increase of the shift over several years. Our recommendation would be moving to a 1.04 or 1.05 shift in the fall and keeping it at this rate for several years. In several years, the Select Board could make a further shift, which can be evaluated at that time. This modest and gradual shift will keep the impact low to commercial taxpayers but will be a move towards easing our residents' tax burden.

The Select Board will also see a revised charter for the Symonds Way Committee. Since the last meeting we have worked to make significant changes to the charge, following feedback from the Select Board and our residents. The name includes the word "Exploratory", highlighting the notion that the committee will have several listening sessions from residents and will explore many options. We also added a member to represent our seniors and ensure that a possible senior center remains one of the options for the committee to evaluate. Finally, we delayed the start date of the committee to December 2022 to allow ReCalc (Reading Center for Active Living Committee) to complete their community outreach on a possible senior center.

Finally, the Select Board will be asked to Vote to authorize the Town Manager to execute legal documents that support the transfer of Camp Rice Moody from the Reading Council for Girls, Inc. to the Girl Scouts of Eastern Massachusetts, Inc. under the terms and conditions set forth in the draft Complaint for

Voluntary Dissolution in the Select Board packet. Town Counsel has reviewed the Complaint and explained that the local chapter of the Girl Scouts in Reading has filed to dissolve their entity as an organization and requests that all assets, including Camp Rice Moody, be given to the Girl Scouts of Eastern Massachusetts.

FAM

Change of Manager

- Manager Application
- CORI Authorization
- Vote of the Entity
- Proof of Citizenship (Manager must be U.S. citizen)
- Payment Receipt

SEND TO: Town of Reading
Attn: Town Manager
16 Lowell St
Reading, MA 01867



*The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
239 Causeway Street Boston, MA 02114*

www.mass.gov/abcc

**RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION
MONETARY TRANSMITTAL FORM**

AMENDMENT-Change of Manager

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

ECRT CODE: RETA

Please make \$200.00 payment here: <https://www.mass.gov/epay-for-online-payments-abcc>

PAYMENT MUST DENOTE THE NAME OF THE LICENSEE CORPORATION, LLC, PARTNERSHIP, OR INDIVIDUAL

EPAY CONFIRMATION NUMBER

See attached

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

00026-RS-1016

ENTITY/ LICENSEE NAME

Bertucci's Restaurants, LLC

ADDRESS

45 Walkers Brook Drive

CITY/TOWN

Reading

STATE

MA

ZIP CODE

01867

For the following transactions (Check all that apply):

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> New License | <input type="checkbox"/> Change of Location | <input type="checkbox"/> Change of Class (i.e. Annual / Seasonal) | <input type="checkbox"/> Change Corporate Structure (i.e. Corp / LLC) |
| <input type="checkbox"/> Transfer of License | <input type="checkbox"/> Alteration of Licensed Premises | <input type="checkbox"/> Change of License Type (i.e. club / restaurant) | <input type="checkbox"/> Pledge of Collateral (i.e. License/Stock) |
| <input checked="" type="checkbox"/> Change of Manager | <input type="checkbox"/> Change Corporate Name | <input type="checkbox"/> Change of Category (i.e. All Alcohol/Wine, Malt) | <input type="checkbox"/> Management/Operating Agreement |
| <input type="checkbox"/> Change of Officers/
Directors/LLC Managers | <input type="checkbox"/> Change of Ownership Interest
(LLC Members/ LLP Partners,
Trustees) | <input type="checkbox"/> Issuance/Transfer of Stock/New Stockholder | <input type="checkbox"/> Change of Hours |
| | | <input type="checkbox"/> Other <input type="text"/> | <input type="checkbox"/> Change of DBA |

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

**ALCOHOLIC BEVERAGES CONTROL COMMISSION
239 CAUSEWAY STREET
BOSTON, MA 02241-3396**

Payment Confirmation

YOUR PAYMENT HAS PROCESSED AND THIS IS YOUR RECEIPT

Your account has been billed for the following transaction. You will receive a receipt via email.



Transaction Processed Successfully.

INVOICE #: 0c375941-213d-496e-860d-41251b5d2741

Description	Applicant, License or Registration Number	Amount
FILING FEES-RETAIL	00026-RS-1016	\$200.00
		\$200.00

Total Convenience Fee: \$4.70

Date Paid: 5/12/2022 3:55:12 PM EDT

Total Amount Paid: \$204.70

Payment On Behalf Of

License Number or Business Name:

00026-RS-1016

Fee Type:

FILING FEES-RETAIL

Billing Information

First Name:

Kevin

Last Name:

Bakas

Address:

155 Otis Street

City:

Northborough

State:

MA

Zip Code:

01532

Email Address:

licensing@bertuccis.com

Chrissy Wills

From: customerservice@nCourt.com
Sent: Thursday, May 12, 2022 3:55 PM
To: Licensing
Subject: [EXTERNAL] Receipt from nCourt

YOUR RECEIPT >>

Please include the payment receipt with your application. Thank you.

- Once you have made your payment, you will receive a status notification (via email) of the acceptance OR rejection of your submission.

Paid To

Name: Massachusetts Alcoholic Beverages Control Commission - Retail
Address 1: 95 Fourth Street, Suite 3
City: Chelsea
State: Massachusetts
Zip: 02150

Payment On Behalf Of

First Name: Charles ANdrew Last Name: Mclean
Address 1: 45 Walkers Brook Drive
City: Reading State/Territory: MA Zip: 01867
Phone: (508) 351-2500

Description	ID	Service Fee	Amount
FILING FEES-RETAIL	00026-RS-1016	\$4.70	\$200.00



Receipt Date: 5/12/2022 3:55:12 PM EDT
Invoice Number: 0c375941-213d-496e-860d-41251b5d2741

Total Amount Paid:\$204.70

Billing Information

First Name Kevin
Last Name Bakas
Address 1 155 Otis Street
City Northborough
State/Territory MA
Zip 01532
Phone Number
Email licensing@bertuccis.com

Credit / Debit Card Information

Card Type 
Card Number 



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
239 Causeway Street, Boston, MA 02114

www.mass.gov/abcc

AMENDMENT-Change of Manager

Change of License Manager

1. BUSINESS ENTITY INFORMATION

Entity Name

Municipality

ABCC License Number

Bertucci's Restaurants, LLC

Reading

00026-RS-1016

2. APPLICATION CONTACT

The application contact is the person who should be contacted with any questions regarding this application.

Name

Title

Email

Phone

Chrissy Wills

Operations & Licensing Coor

licensing@bertuccis.com

508-351-2562

3A. MANAGER INFORMATION

The individual that has been appointed to manage and control of the licensed business and premises.

Proposed Manager Name Charles Andrew Mclean

Date of Birth

SSN

Residential Address

Email

charles_mclean@verizon.net

Phone

978-239-2211

Please indicate how many hours per week you intend to be on the licensed premises

40+

Last-Approved License Manager

Steve Cutsumbis

3B. CITIZENSHIP/BACKGROUND INFORMATION

Are you a U.S. Citizen?*

Yes No *Manager must be U.S. citizen

If yes, attach one of the following as proof of citizenship US Passport, Voter's Certificate, Birth Certificate or Naturalization Papers. Have you ever been convicted of a state, federal, or military crime?

Yes No

If yes, fill out the table below and attach an affidavit providing the details of any and all convictions. Attach additional pages, if necessary, utilizing the format below.

Date	Municipality	Charge	Disposition

3C. EMPLOYMENT INFORMATION

Please provide your employment history. Attach additional pages, if necessary, utilizing the format below.

Start Date	End Date	Position	Employer	Supervisor Name
08-05-09	Present	Manager	Bertuccis	Frankie Richiez

3D. PRIOR DISCIPLINARY ACTION

Have you held a beneficial or financial interest in, or been the manager of, a license to sell alcoholic beverages that was subject to disciplinary action? Yes No If yes, please fill out the table. Attach additional pages, if necessary,utilizing the format below.

Date of Action	Name of License	State	City	Reason for suspension, revocation or cancellation

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

Manager's Signature

Charles A. Mclean

Date

05-06-2022

APPLICANT'S STATEMENT

I, Brian Connell the: sole proprietor; partner; corporate principal; LLC/LLP manager
Authorized Signatory
of Bertucci's Restaurants, LLC
Name of the Entity/Corporation

hereby submit this application (hereinafter the "Application"), to the local licensing authority (the "LLA") and the Alcoholic Beverages Control Commission (the "ABCC" and together with the LLA collectively the "Licensing Authorities") for approval.

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

- (1) I understand that each representation in this Application is material to the Licensing Authorities' decision on the Application and that the Licensing Authorities will rely on each and every answer in the Application and accompanying documents in reaching its decision;
- (2) I state that the location and description of the proposed licensed premises are in compliance with state and local laws and regulations;
- (3) I understand that while the Application is pending, I must notify the Licensing Authorities of any change in the information submitted therein. I understand that failure to give such notice to the Licensing Authorities may result in disapproval of the Application;
- (4) I understand that upon approval of the Application, I must notify the Licensing Authorities of any change in the ownership as approved by the Licensing Authorities. I understand that failure to give such notice to the Licensing Authorities may result in sanctions including revocation of any license for which this Application is submitted;
- (5) I understand that the licensee will be bound by the statements and representations made in the Application, including, but not limited to the identity of persons with an ownership or financial interest in the license;
- (6) I understand that all statements and representations made become conditions of the license;
- (7) I understand that any physical alterations to or changes to the size of the area used for the sale, delivery, storage, or consumption of alcoholic beverages, must be reported to the Licensing Authorities and may require the prior approval of the Licensing Authorities;
- (8) I understand that the licensee's failure to operate the licensed premises in accordance with the statements and representations made in the Application may result in sanctions, including the revocation of any license for which the Application was submitted; and
- (9) I understand that any false statement or misrepresentation will constitute cause for disapproval of the Application or sanctions including revocation of any license for which this Application is submitted.
- (10) I confirm that the applicant corporation and each individual listed in the ownership section of the application is in good standing with the Massachusetts Department of Revenue and has complied with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting of child support.

Signature:

[Handwritten Signature]

Date:

5/11/22

Title:

Sr VP & CFO

CORPORATE VOTE

The Board of Directors or LLC Managers of
Entity Name
duly voted to apply to the Licensing Authority of
City/Town and the
Commonwealth of Massachusetts Alcoholic Beverages Control Commission on
Date of Meeting

For the following transactions (Check all that apply):

Change of Manager

Other

"VOTED: To authorize
Name of Person

to sign the application submitted and to execute on the Entity's behalf, any necessary papers and do all things required to have the application granted."

"VOTED: To appoint
Name of Liquor License Manager

as its manager of record, and hereby grant him or her with full authority and control of the premises described in the license and authority and control of the conduct of all business therein as the licensee itself could in any way have and exercise if it were a natural person residing in the Commonwealth of Massachusetts."

A true copy attest,



Corporate Officer /LLC Manager Signature

For Corporations ONLY

A true copy attest,

Corporation Clerk's Signature



**Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
239 Causeway Street, First Floor
Boston, MA 02114**

**DEBORAH B. GOLDBERG
TREASURER AND RECEIVER GENERAL**

**KIM S. GAINSBORO, ESQ.
CHAIRMAN**

CORI REQUEST FORM

The Alcoholic Beverages Control Commission has been certified by the Criminal History Systems Board to access conviction and pending Criminal Offender Record Information. For the purpose of approving each shareholder, owner, licensee or applicant for an alcoholic beverages license, I understand that a criminal record check will be conducted on me, pursuant to the above. The information below is correct to the best of my knowledge.

ABCC LICENSE INFORMATION

ABCC NUMBER: <small>(IF EXISTING LICENSEE)</small>	00026-RS-1016	LICENSEE NAME:	Bertucci's Restaurants, LLC	CITY/TOWN:	Reading
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APPLICANT INFORMATION

LAST NAME:	McLean	FIRST NAME:	Charles	MIDDLE NAME:	Andrew
MAIDEN NAME OR ALIAS (IF APPLICABLE):		PLACE OF BIRTH:	Saugus Ma.		
DATE OF BIRTH:	[REDACTED]	SSN:	[REDACTED]	ID THEFT INDEX PIN (IF APPLICABLE):	
MOTHER'S MAIDEN NAME:	[REDACTED]	DRIVER'S LICENSE #:	[REDACTED]	STATE LIC. ISSUED:	Massachusetts
GENDER:	MALE	HEIGHT:	5 10	WEIGHT:	220
EYE COLOR:	Hazel				
CURRENT ADDRESS:	[REDACTED]				
CITY/TOWN:	Danvers	STATE:	Ma	ZIP:	01923
FORMER ADDRESS:	73 Water Street				
CITY/TOWN:	Danvers	STATE:	Ma	ZIP:	01923

PRINT AND SIGN

PRINTED NAME:	Charles Andrew McLean	APPLICANT/EMPLOYEE SIGNATURE:	<i>Charles Andrew McLean</i>
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NOTARY INFORMATION

On this 5/9/2022 before me, the undersigned notary public, personally appeared Charles McLean (name of document signer), proved to me through satisfactory evidence of identification, which were MA. license to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.

Lawrence Arthur Ragland
NOTARY

DIVISION USE ONLY

REQUESTED BY:	[REDACTED]
<small>SIGNATURE OF CORI-AUTHORIZED EMPLOYEE</small>	

The DCJ Identify Theft Index PIN Number is to be completed by those applicants that have been issued an Identify Theft PIN Number by the DCJ. Certified agencies are required to provide all applicants the opportunity to include this information to ensure the accuracy of the CORI request process. ALL CORI request forms that include this field are required to be submitted to the DCJ via mail or by fax to (617) 660-6514.





TOWN CLERK'S OFFICE
SAUGUS, MASSACHUSETTS U.S.A.

AUG. 9 19 82

CHARLES ANDREW McLEAN, JR.

Was born in... SAUGUS, MASS.

JUNE 27, 1963

Fathers Name... CHARLES A. McLEAN, SR.

Mothers Maiden Name... HARRIETT E. HILSON

I hereby certify that the above is a true copy from the record of birth in this office.

MASSACHUSETTS

DRIVER'S
LICENSE
NOT FOR FEDERAL ID

Auto & Heavy
REGISTRATION



ISS 06/11/2019

EXP 06/27/2024

CLASS D REST NONE



1 MCLEAN
2 CHARLES A



Charles A. McLean

18 EYES HAZ
19 SEX M 16 HGT 6'-00"
5 DD 06/11/2019 Rev 02/22/2016

06/27/63

Shifting the Tax Rate

Chapter 200 of the Acts of 1988 amended M.G.L. c. 58 s1A to allow cities and towns to give Residential property taxpayers greater tax relief by adopting a shift of the property tax burden from Residential taxpayers to the Commercial, Industrial and Personal Property taxpayers, provided certain parameters are not exceeded. Chapter 200 allows for a shift of up to 75% (also known as 175% shift) and lowers the percentage that Residential and Open Space taxpayers must raise to 50%. By expanding the shift, the tax levy on Commercial, Industrial and Personal Property taxpayers increases and the tax levy on Residential and Open Space taxpayers decreases.

Reading is limited to a 150% CIP shift due to the size of the CIP classes of properties.

Shifting the Tax Rate - Reading

CIP Shift	Res ET	CIP ET	AVG 101 TB \$702,600	DIFFERENCE DECREASE	MEDIAN COM VAL \$768,200	DIFFERENCE INCREASE
1.00	13.35	13.29	\$9,380		\$10,209	
1.01	13.34	13.42	\$9,373	-\$7	\$10,309	\$100
1.02	13.33	13.55	\$9,366	-\$7	\$10,409	\$100
1.03	13.32	13.69	\$9,359	-\$7	\$10,517	\$108
1.04	13.31	13.82	\$9,352	-\$7	\$10,617	\$100
1.05	13.30	13.95	\$9,345	-\$7	\$10,716	\$100
1.06	13.29	14.09	\$9,338	-\$7	\$10,824	\$108
1.07	13.28	14.22	\$9,331	-\$7	\$10,924	\$100
1.08	13.27	14.35	\$9,324	-\$7	\$11,024	\$100
1.09	13.26	14.48	\$9,316	-\$7	\$11,124	\$100
1.10	13.25	14.62	\$9,309	-\$7	\$11,231	\$108

Shifting the Tax Rate - Reading

CIP Shift	Res ET	CIP ET	AVG 101 TB \$702,600	DIFFERENCE DECREASE	MEDIAN COM VAL \$768,200	DIFFERENCE INCREASE
1.11	13.24	14.75	\$9,302	-\$7	\$11,331	\$100
1.12	13.23	14.88	\$9,295	-\$7	\$11,431	\$100
1.13	13.22	15.02	\$9,288	-\$7	\$11,538	\$108
1.14	13.21	15.15	\$9,281	-\$7	\$11,638	\$100
1.15	13.20	15.28	\$9,274	-\$7	\$11,738	\$100
1.16	13.19	15.41	\$9,267	-\$7	\$11,838	\$100
1.17	13.18	15.55	\$9,260	-\$7	\$11,946	\$108
1.18	13.17	15.68	\$9,253	-\$7	\$12,045	\$100
1.19	13.16	15.81	\$9,246	-\$7	\$12,145	\$100
1.20	13.15	15.95	\$9,239	-\$7	\$12,253	\$108

Shifting the Tax Rate - Reading

CIP Shift	Res ET	CIP ET	AVG 101 TB \$702,600	DIFFERENCE DECREASE	MEDIAN COM VAL \$768,200	DIFFERENCE INCREASE
1.21	13.14	16.08	\$9,232	-\$7	\$12,353	\$100
1.22	13.13	16.21	\$9,225	-\$7	\$12,453	\$100
1.23	13.12	16.34	\$9,218	-\$7	\$12,552	\$100
1.24	13.11	16.48	\$9,211	-\$7	\$12,660	\$108
1.25	13.10	16.61	\$9,204	-\$7	\$12,760	\$100
1.26	13.09	16.74	\$9,197	-\$7	\$12,860	\$100
1.27	13.08	16.88	\$9,190	-\$7	\$12,967	\$108
1.28	13.07	17.01	\$9,183	-\$7	\$13,067	\$100
1.29	13.06	17.14	\$9,176	-\$7	\$13,167	\$100
1.30	13.05	17.27	\$9,169	-\$7	\$13,267	\$100

Shifting the Tax Rate - Reading

CIP Shift	Res ET	CIP ET	AVG 101 TB \$702,600	DIFFERENCE DECREASE	MEDIAN COM VAL \$768,200	DIFFERENCE INCREASE
1.31	13.04	17.41	\$9,162	-\$7	\$13,374	\$108
1.32	13.03	17.54	\$9,155	-\$7	\$13,474	\$100
1.33	13.02	17.67	\$9,148	-\$7	\$13,574	\$100
1.34	13.01	17.81	\$9,141	-\$7	\$13,682	\$108
1.35	13.00	17.94	\$9,134	-\$7	\$13,782	\$100
1.36	12.99	18.07	\$9,127	-\$7	\$13,881	\$100
1.37	12.98	18.20	\$9,120	-\$7	\$13,981	\$100
1.38	12.97	18.34	\$9,113	-\$7	\$14,089	\$108
1.39	12.96	18.47	\$9,106	-\$7	\$14,189	\$100
1.40	12.95	18.60	\$9,099	-\$7	\$14,289	\$100

Shifting the Tax Rate - Reading

CIP Shift	Res ET	CIP ET	AVG 101 TB \$702,600	DIFFERENCE DECREASE	MEDIAN COM VAL \$768,200	DIFFERENCE INCREASE
1.41	12.94	18.74	\$9,092	-\$7	\$14,396	\$108
1.42	12.93	18.87	\$9,085	-\$7	\$14,496	\$100
1.43	12.91	19.00	\$9,071	-\$14	\$14,596	\$100
1.44	12.90	19.13	\$9,064	-\$7	\$14,696	\$100
1.45	12.89	19.27	\$9,057	-\$7	\$14,803	\$108
1.46	12.88	19.40	\$9,049	-\$7	\$14,903	\$100
1.47	12.87	19.53	\$9,042	-\$7	\$15,003	\$100
1.48	12.86	19.67	\$9,035	-\$7	\$15,110	\$108
1.49	12.85	19.80	\$9,028	-\$7	\$15,210	\$100
1.50	12.84	19.93	\$9,021	-\$7	\$15,310	\$100

Shifting the Tax Rate - Reading

Shift	Res TR	Avg Res TX	Res Diff	CIP TR	Med CIP TX	CIP Diff
1.02	13.33	\$9,366		13.55	\$10,406	
1.05	13.30	\$9,345	-\$21	13.95	\$10,716	\$310
1.10	13.25	\$9,309	-\$57	14.62	\$11,231	\$825
1.20	13.15	\$9,239	-\$127	15.95	\$12,253	\$1,847
1.30	13.05	\$9,169	-\$197	17.27	\$13,267	\$2,861
1.40	12.95	\$9,099	-\$267	18.60	\$14,289	\$3,883
1.50	12.84	\$9,021	-\$345	19.93	\$15,310	\$4,904

Average Single Family Value \$702,600

Median Commercial Value \$768,200

Residential and CIP tax amount differences calculated against current 1.02 shift

Shifting the Tax Rate - Reading

What do our neighbors do? Fiscal Year 2022

Municipality	CIP Value	Total Value	R/O % of Total Value	CIP % of Total Value	Lowest Residential Factor Allowed	Max CIP Shift Allowed	Residential Factor Selected	CIP Shift
Lynnfield	481,467,568	3,933,955,812	87.7612	12.2388	0.928509	1.512643	0.930400	1.49908
North Reading	486,753,372	3,814,000,560	87.2377	12.7623	0.926853	1.500000	1.000000	1.00000
Reading	436,714,980	6,199,751,799	92.9560	7.0440	0.962111	1.500000	0.998484	1.02001
Stoneham	476,246,484	4,924,386,543	90.3288	9.6712	0.919700	1.750000	0.919700	1.75000
Wakefield	699,131,269	6,148,310,749	88.6289	11.3711	0.903775	1.750000	0.903775	1.75000
Wilmington	1,341,647,432	5,512,453,585	75.6615	24.3385	0.758743	1.750000	0.758743	1.75000
Woburn	2,579,017,136	9,435,730,792	72.6675	27.3325	0.717901	1.750000	0.717901	1.75000

Municipality	Single Family Values	Single Family Parcels	Average Single Family Value	Single Family Tax Bill*
Lynnfield	3,169,704,400	3,871	818,833	9,818
North Reading	2,833,156,200	4,298	659,180	9,888
Reading	4,593,087,390	6,574	698,675	9,313
Stoneham	3,136,856,600	5,139	610,402	6,354
Wakefield	3,939,285,182	6,250	630,286	7,765
Wilmington	3,876,904,320	7,134	543,440	7,081
Woburn	4,476,307,500	8,103	552,426	5,160

Shifting the Tax Rate - Reading

Various Communities Fiscal Year 2022 Tax Shift Data

Municipality	CIP Value	Total Value	R/O % of Total Value	CIP % of Total Value	Lowest Residential Factor Allowed	Max CIP Shift Allowed	Residential Factor Selected	CIP Shift
Arlington	711,556,043	12,517,357,831	94.3154	5.6846	0.969864	1.500000	1.000000	1.00000
Belmont	506,612,369	9,664,354,519	94.7579	5.2421	0.972339	1.500000	1.000000	1.00000
Burlington	3,037,568,773	7,950,162,938	61.7924	38.2076	0.557096	1.716300	0.609425	1.63167
Concord	553,086,539	6,826,881,734	91.8984	8.1016	0.955921	1.500000	1.000000	1.00000
Lexington	1,820,375,860	14,044,934,971	87.0389	12.9611	0.888317	1.750000	0.888317	1.75000
Lincoln	87,469,438	2,342,333,276	96.2657	3.7343	0.980604	1.500000	0.985600	1.37121
Lynnfield	481,467,568	3,933,955,812	87.7612	12.2388	0.928509	1.512643	0.930400	1.49908
Melrose	318,514,919	6,508,565,250	95.1062	4.8938	0.961407	1.750000	0.966600	1.64910
Milton	299,996,266	7,161,001,851	95.8107	4.1893	0.978137	1.750000	0.978137	1.50001
North Reading	486,753,372	3,814,000,560	87.2377	12.7623	0.926853	1.500000	1.000000	1.00000
Reading	436,714,980	6,199,751,799	92.9560	7.0440	0.962111	1.500000	0.998484	1.02001
Stoneham	476,246,484	4,924,386,543	90.3288	9.6712	0.919700	1.750000	0.919700	1.75000
Sudbury	393,863,578	5,198,464,866	92.4235	7.5765	0.959012	1.500000	0.972900	1.33058
Wakefield	699,131,269	6,148,310,749	88.6289	11.3711	0.903775	1.750000	0.903775	1.75000
Watertown	2,447,353,029	10,049,624,325	75.6473	24.3527	0.809573	1.591527	0.809573	1.59153
Wilmington	1,341,647,432	5,512,453,585	75.6615	24.3385	0.758743	1.750000	0.758743	1.75000
Winchester	397,963,625	8,983,334,147	95.5700	4.4300	0.976823	1.500000	1.000000	1.00000
Winthrop	190,930,994	3,033,831,935	93.7066	6.2934	0.966420	1.500000	1.000000	1.00000

Splitting the Tax Rate – Reading

Food for Thought

- As the prior slides show, Reading only has a slight CIP shift of 1.02 to accommodate our Reading Senior Discount program. Our total shift capacity is 1.50
- With the exception of North Reading and Reading, surrounding communities have shifted to their Maximum Allowable Limit.
- The most common reasons a community will shift the tax burden are:
 - To afford residential taxpayers the lowest possible share of the tax burden
 - Equalize the disparity of significantly rising residential property values and a relatively flat C&I sector
- Any town considering a CIP shift should take a multi-year incremental approach in order for the CIP sector to absorb the increased shift.



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

SELECT BOARD
selectboard@ci.reading.ma.us
reading.ma.gov

June 14, 2022

Melissa Cryan, Grants Manager
Dept. Of Conservation and Recreation
251 Causeway Street
Boston, MA 02114

Re: Draft Open Space and Recreation Plan, 2022 Update

To Whom It May Concern:

The Select Board has reviewed the 2022 Draft Open Space and Recreation Plan (OSRP) and hereby issues this letter of support for its final approval. The Select Board believes the draft plan has identified appropriate and realistic goals that will address the current and future needs for open space and recreation facilities in Reading. The OSRP will provide an excellent framework as the Town continues to prepare detailed Master Plans for the many park and recreation sites throughout the community.

The Select Board recognizes the importance of the OSRP as it will serve as a vital tool for thoughtful planning in the future. The Select Board voted unanimously in support of the plan on June 14th, 2022.

Sincerely,

Mark Dockser, Chair
Select Board

Symonds Way Exploratory Committee (SWEC) Charge

Authority The Symonds Way Exploratory Committee (SWEC) is an ad hoc committee appointed by the Reading Select Board.

Membership The SWEC will have seven (7) members composed as follows:

- 1 Select Board Member (ex-officio, appointed by the Select Board)
- 1 Recreation Committee Members (ex-officio, appointed by the Recreation committee)
- 1 Community Planning & Development Commission (CPDC) Member (ex-officio, appointed by the CPDC committee)
- 1 Conservation Committee Member (ex-officio, appointed by the Conservation committee)
- 1 Permanent Building Committee Member (ex-officio, appointed by the Permanent Building Committee)
- 1 School Committee Member (ex-officio, appointed by the School committee)
- 1 ReCalc Member or Council on Aging Member, or Senior Advocate (ex-officio, appointed by the Council on Aging)

In order to help the Committee carry out its purpose, the Select Board invites the following staff will lend their professional guidance and advice to the Committee.

- Town Manager
- Superintendent of Schools
- Town Accountant
- Assistant Town Manager
- Community Development Director
- Administrative Services Director
- Procurement Officer
- Community Services Director

Meetings will be recorded and administrative support will be provided by Town Hall staff (scheduling and posting meetings, taking minutes, etc.)

Purpose The purpose of this committee is to serve as an advisory committee to the Reading Select Board for the purpose of recommending the best use of the land for our community, understanding the needs of the community, located on Symonds Way.

SWEC shall gather input from its members and the Reading residents as to what the property should look like and its functionality. The Committee shall consider the following:

1. Private/public partnerships to develop the property
2. Using public funds and grants where possible towards development
3. Best use to serve as many residents as possible

The first task of SWEC will be to define the best use for the property. SWEC will provide feedback on potential physical layouts on the property developed by SV Design Architects and funded by Town Meeting on April 2022. If a private/public partnership is deemed appropriate, the SWEC will work with Reading Town Hall staff to develop and review a Request for Proposals (RFP) for private developers to invest in the property. Once proposals are received, and with the help of Reading Town Hall Staff, SWEC will help review and evaluate the submittals to the RFP. If public development is deemed appropriate, the Committee will offer recommendations for potential funding options.

Deliverable The Committee shall begin its work by December 2022 and shall submit development recommendations to the Select Board no later than August 31, 2023 unless another date is agreed to by the Select Board. If approved by the Select Board, the Committee shall present its development recommendations to Subsequent Town Meeting in November 2023.

Sunset The Committee shall sunset on June 30, 2024 but may be extended by a Select Board vote.

Public Body The meetings and deliberations of the Committee shall be subject to the Open Meeting Law.

Fiscal 2023

Reading Trails Committee Budget Request 2022-2023

I am submitting our budget request on behalf of the Reading Trails Committee. Last year was very busy for us. Because of Covid, there was an increase in use of all our trails which understandably wore them down. We also experienced an increase in extreme weather which impacts our trail system. As a result, we experienced a sharp increase in trail maintenance requests along with our own maintenance projects which included: increased bridge repairs and maintenance, kiosk upkeep and repairs, new bridge construction, tree removal, repainting trail blazer, covering eroded trails with wood chips, and equipment upkeep.

Our request is as follows:

\$1,500 – Trail Maintenance Costs (increase explained above)

\$500.00 – Equipment purchases

\$850.00 – Stock

\$150.00 - Refreshments for trail volunteers

Total: \$3000

Respectfully submitted by,

Kathy Kelly/Chairperson/ Reading Trails Committee

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS

SUPREME JUDICIAL COURT
EQUITY NO.

READING COUNCIL FOR GIRLS, INC.)

Plaintiff,)

v.)

MAURA T. HEALY, AS SHE IS)
THE ATTORNEY GENERAL OF THE)
COMMONWEALTH OF MASSACHUSETTS,)
GIRL SCOUTS OF EASTERN)
MASSACHUSETTS, INC.,)
AND THE TOWN)
OF READING, MIDDLESEX COUNTY,)
MASSACHUSETTS,)
Defendants,)

COMPLAINT FOR VOLUNTARY DISSOLUTION

The Reading Council for Girls, Inc., respectfully requests dissolution pursuant to G.L. c. 180, Section 11A as follows:

1. The Plaintiff is a corporation for charitable purposes organized and existing pursuant to Chapter 180 of the Massachusetts General Laws. Until 1963, the Reading Council was named Reading Council for Girl Scouts, Inc, with an address of 63 Colburn Road, Reading, MA 01867.
2. Defendant Maura T. Healey is the duly elected and qualified Attorney General of the Commonwealth of Massachusetts.
3. The Defendant Girl Scouts of Eastern Massachusetts, Inc. is a corporation for charitable purposes organized and existing pursuant to Chapter 180 of the Massachusetts General Laws, with an address of 265 Beaver St. Waltham, MA

02453.

4. The Defendant, the Town of Reading, Middlesex County, Massachusetts, is a municipal corporation and political subdivision of the Commonwealth of Massachusetts, with an address of 16 Lowell Street, Reading, MA 01867. The Town of Reading, Middlesex County, Massachusetts, is sometimes referred herein to as “the Town of Reading.”
5. The charitable purposes for which the Plaintiff was organized are, in pertinent part, as follows:

*The object of this organization shall be to promote the welfare of the Girl Scouts of Reading, to maintain the principles as set forth by the National organization for the development of girls physically, mentally and to keep a high standard before those who come within their influence...”. In furtherance of those purposes, the Plaintiff holds title to real estate with buildings thereon on Rice Road, Reading, Massachusetts, as is further described in attached **Exhibit A**, which real estate with buildings thereon is hereinafter sometimes referred to as the “Real Estate” and has used that property as a camp for girls.*

6. The Defendant, Girl Scouts of Eastern Massachusetts, Inc. has, as its charitable purposes, “ (a) *to offer girls and adults residing within its jurisdiction or otherwise affiliated with it who meet applicable membership standards of Girl Scouts of the United States of America an opportunity to participate in the Girl Scout movement; (b) to promote the Girl Scout movement by providing and administering the Girl Scout program in accordance with the purposes set forth in the Congressional Charter of the Girl Scouts of the United States of America; (c) to develop, manage and maintain the Girl Scout program throughout the Corporation’s jurisdiction, in such a manner and subject to such limitations as prescribed in the constitution and policies of Girl Scouts of the United States of America, and by the terms of the charter granted to the Corporation by the Girl Scouts of the United States of America; and (d) in furtherance of the aforesaid purposes, to transact any and all lawful business for which corporations may exist under the Act, provided such business is not inconsistent with the Corporation being organized and operated exclusively for charitable purposes... ” Said Corporation having all powers described in its Articles of Organization, as amended from time to time, including the power “to purchase, receive, take by grant, gift, bequest, lease, or otherwise acquire, own, hold, construct, maintain, operate improvements on, employ, use, and otherwise deal in and with real or personal property, or any interest therein,*

wherever situated, and in an unlimited amount.

7. The Defendant, the Town of Reading, Middlesex County, Massachusetts, has, as one of its purposes, the preservation of open space and recreation areas. By way of example, the Town's Master Plan recognizes that, "*Reading's open space and recreational resources contribute to the Town's quality of life for residents, businesses, visitors and neighboring communities.*" As a consequence, the Town's stated objectives include, "*to acquire additional open space for...passive open space, to build upon the green infrastructure...*" The Master Plan conclusion is that the "*The Town needs to insure the highest level of protection of existing open space and explore every opportunity to increase its inventory open space in perpetuity.*" [Section 8.1] As to recreation, the Master Plan conclusion is that the Town should, "*Acquire more land for playing fields, picnic areas and public parks.*" [Section 8.3]. These objectives are also repeated in the purposes of the Zoning Bylaw, which are stated, inter alia, to be, "*to preserve natural conditions and historic sites and to enhance beauty and amenities; to prevent over-crowding of land; to avoid undue concentration of population; to facilitate the adequate provisions of ... parks, open space and other public requirements; to conserve the value of land and buildings, including the conservation of natural resources and the prevention of blight and pollution of the environment.*" [Section 1.0 Purpose] The foregoing is consistent with the powers and duties of municipal governments.
8. It has become impossible and/or impracticable for the Plaintiff to continue to operate, for the following reasons: The active, adult leadership of the Plaintiff has diminished and the remaining officers are unable to administer the Plaintiff and its property and to oversee its purposes. The objectives of the Plaintiff can be best performed by the Defendant, Girl Scouts of Eastern Massachusetts, Inc., which has stated purposes consistent with those of the Plaintiff, and has the ability and willingness to take over the assets of the Plaintiff and perform the functions that the Plaintiff has performed, in the operation of a camp for girls, and the protection, maintenance and oversight of the real estate on which the camp is located.
9. After due deliberation, the Plaintiff's Board of Directors, which is its governing body, by resolutions passed by said Directors at a meeting duly called and held on May 1, 2018, has determined that it is no longer able to carry out the Plaintiff's corporate purposes, and that this Complaint for Dissolution should be presented to the Supreme Judicial Court. A true copy of said document, including the text of said resolutions, is annexed as **Exhibit "B"** and made a part of this Complaint.
10. It is the collective judgment and recommendation of the Plaintiff's Board of Directors as expressed in the resolutions referred to above that, upon dissolution,

Plaintiff's funds, assets, including the Real Estate, and property remaining after payment of the Plaintiff's lawful debts, liabilities and obligations should be paid over or conveyed, as the case may be, to the Defendant, Girl Scouts of Eastern Massachusetts, Inc. to be administered and used to further the purposes of providing a camp for girls in a manner consistent with the vote of the Plaintiff, but subject to the provision that if the use of the Real Estate for "*Girl Scout Activities*" is discontinued for a duration of more than two (2) consecutive years, other than non-use resulting from a *force majeure event* (defined below), the rights of the Defendant, Girl Scouts of Eastern Massachusetts, Inc. in and to the Real Estate shall end and the fee simple title to the Real Estate shall be vested in the Defendant, the Town of Reading, Middlesex County, Massachusetts, upon acceptance of the Real Estate at a Town Meeting for the purpose thereafter of preserving the Real Estate in perpetuity as open space and for the improvement and use of the property for public recreational purposes only and that the Real Estate be so permanently restricted. As used herein, "*Girl Scout Activity*" means the active use of the Real Estate for Girl Scout recreational and educational camp programs, Girl Scout meetings, and any other Girl Scout and council activities supporting Girl Scout programs and the work of the council. As used herein, a *force majeure event* means the occurrence of an act of war or terrorism, insurrection, riot, civil disorder, fire, storm, flood, explosion, an act of God, a governmental order prohibiting such use not resulting from the grantee's wrongful conduct, plague, epidemic, pandemic, outbreaks of infectious disease or any other public health crisis, including quarantine, that causes the premises not to be used as a camp for girls. The proposed deed from the Plaintiff to the Defendant, Girl Scouts of Eastern Massachusetts, Inc. containing such restrictive language is attached hereto and marked **Exhibit C**.

11. The Defendant, Girl Scouts of Eastern Massachusetts, Inc., has agreed to accept the Plaintiff's funds, assets, including the Real Estate, and property for the purposes as stated in paragraph 5, above and subject to the restrictive language as to the Real Estate as is contained in **Exhibit D**, subject to authorization of the Supreme Judicial Court pursuant to the provisions of Section 11A of Chapter 180 of the Massachusetts General Laws, as amended, and to expend or use said funds, assets and property solely in furtherance of said stated purposes and in accordance with the authorization of the Supreme Judicial Court.
12. As appears in its latest bank statement (reflecting all of the assets of the Plaintiff), the Plaintiff has monetary assets of \$ _____ and accrued and anticipated liabilities, including costs of dissolution and final tax returns and annual reports, of \$ _____. The Plaintiff anticipates that its remaining assets available for distribution to the Girl Scouts of Eastern Massachusetts, Inc. will be approximately \$ _____. A true copy of said bank statement is annexed hereto as **Exhibit E**

and made a part of this Complaint.

13. The Plaintiff avers that all of the funds received by the Plaintiff since its inception have been donated for its general purposes with no restriction of any kind placed upon them by the donors.
14. The Plaintiff anticipates that all outstanding debts, liabilities and obligations to creditors will be satisfied in full and discharged and avers that funds have been prudently reserved therefor.

WHEREFORE, the Plaintiff respectfully prays that the Honorable Supreme Judicial Court:

1. Enter an Interlocutory Order that the transfer by the Plaintiff to the Defendant Girl Scouts of Eastern Massachusetts, Inc., of the Plaintiff's funds, assets and property remaining after satisfaction of its existing debts, obligations, liabilities and final expenses be authorized to be used for the purposes described in paragraph 6 of the Complaint, with the condition that if the use of the Real Estate for Girl Scout Activities is discontinued for more than two consecutive years, all of the rights of the Defendant Girl Scouts therein shall terminate and the fee simple title to the Real Estate shall vest in the Town of Reading, Middlesex County, Massachusetts upon Town Meeting approval as is stated in the proposed deed.
2. Upon the filing of affidavits by the Plaintiff and Defendant Girl Scouts of Eastern Massachusetts, Inc., attesting to the consummation of said transfer, enter a final order declaring:

That the Plaintiff be dissolved as an existing Massachusetts corporation in accordance with the provisions of Section 11A of Chapter 180 of the Massachusetts General Laws, as amended.

Respectfully Submitted by
The Reading Council for Girls, Inc.
By Its Attorneys
Latham Law Offices LLC

O. Bradley Latham
BBO #287800
Latham Law Offices LLC
643 Main Street
Reading, MA 01867
781-942-4400
bradlatham@lathamesq.com

EXHIBIT A

A certain parcel of land, with the buildings thereon, situated on the westerly side of Rice Road in Reading, Middlesex County, Massachusetts, and being shown as *REMAINING LAND* on the plan attached hereto and entitled, "Plan of Land in Reading, Mass., scale: 1" = 40'; Date: December 10, 1983; Hayes Engineering, Inc.;" which plan is recorded at the Middlesex South District Registry of Deeds as Plan No. 286 of 1984. Said parcel contains approximately eight acres of land according to said plan and is known as "Camp Rice Moody". The premises have an address of 29 Rice Road, Reading, Massachusetts.

Said premises are subject to a conservation restriction to the Town of Reading, Massachusetts recorded at the Middlesex South District Registry of Deeds at Book 77704, Page 576.

Being a portion of the premises conveyed to the Plaintiff by deed recorded at the Middlesex South District Registry of Deeds at Book 7304, Page 281, and being all of the real estate owned by the Plaintiff.

EXHIBIT B

Reading Council for Girls, Inc. Resolutions Attached

**The Reading Council for Girls, Inc.
Vote to Transfer and Dissolve;
Certificate of Incumbency**

At a May 1, 2018, meeting of the Directors of The Reading Council for Girls, Inc. (“Corporation”), duly called and at which a quorum was present and voting, it was unanimously voted by the Directors present, as follows:

VOTED (dissolution): It has become impossible and/or impracticable for the Corporation to continue to operate, for the following reasons: The active, adult leadership of the Corporation has diminished and the remaining officers are unable to administer the Corporation and its property and to oversee its purposes; and the objectives of the Corporation can be best performed by the Girl Scouts of Eastern Massachusetts, Inc., a non-profit organization, which has stated purposes consistent with those of the Corporation, and has the ability and willingness to take over the assets of the Corporation and perform the functions that the Corporation has performed, in the operation of a camp for girls, and the protection, maintenance and oversight of the real estate on which the camp is located and that the Corporation shall dissolve and the President and/or Treasurer, either one may act alone, shall each take whatever action and obtain whatever consents are required to effectuate such dissolution; and the Corporation, acting by that through its officers, may engage such counsel and take any and all other lawful action as such officer deems necessary or appropriate to accomplish such dissolution upon approval from the Supreme Judicial Court.

VOTED (distribution): That as part of the dissolution of the corporation, upon receipt of requisite judicial and governmental approvals and orders, after the payment of the final debts, expenses, fees and obligations of the Corporation, the net assets of the corporation be given and transferred to the Girl Scouts of Eastern Massachusetts, Inc., to be held and administered by the Girl Scouts of Eastern Massachusetts, Inc. for its charitable purposes.

And the President and Treasurer of The Reading Council for Girls, Inc. may take any action in furtherance of the foregoing Votes and take any other lawful action as such officers deem necessary or appropriate to accomplish the foregoing, including, but not limited to the withdrawal and transfer of funds and the execution of a deed and other documents.

Cynthia Bolivar is the President and Roc O’Connell is the Treasurer, both duly elected and qualified.

Undersigned certify that this vote remains in full force and effect on _____, 2021.

Secretary/Clerk

EXHIBIT C

DEED

READING COUNCIL FOR GIRLS, INC., a nonprofit corporation duly organized under the laws of the Commonwealth of Massachusetts, with a place of business in Reading, Middlesex County, Massachusetts, in accordance with the interlocutory order of the Massachusetts Supreme Judicial Court dated _____, 202__ (Docket No. _____) hereby grants to GIRL SCOUTS OF EASTERN MASSACHUSETTS, INC., a nonprofit corporation duly organized under Massachusetts General Laws Chapter 180, with an address of 420 Boylston Street, Suite 505, Boston, MA 02116

A certain parcel of land, with the buildings thereon, situated on the westerly side of Rice Road in Reading, Middlesex County, Massachusetts, and being shown as *REMAINING LAND* on the plan attached hereto and entitled, "Plan of Land in Reading, Mass., scale: 1" = 40'; Date: December 10, 1983; Hayes Engineering, Inc.;" which plan is recorded at the Middlesex South District Registry of Deeds as Plan No. 286 of 1984. Said parcel contains approximately eight acres of land according to said plan. The premises are known as "Camp Rice Moody". The premises have an address of 29 Rice Road, Reading, Massachusetts.

Said premises are subject to a conservation restriction to the Town of Reading, Massachusetts recorded at the Middlesex South District Registry of Deeds at Book 77704, Page 576.

Being a portion of the premises conveyed to the Plaintiff by deed recorded at the Middlesex South District Registry of Deeds at Book 7304, Page 281.

This grant constitutes a gift for public, charitable purposes as those terms are used in Massachusetts General Laws Chapter 184, Section 23.

The premises are conveyed with the restriction, which runs with the land, that the grantee and its successor and assigns shall use the premises for the charitable purposes of a non-profit, recreational camp for girls, subject to the following conditions. Should the grantee and its successor and assigns not use the premises for *Girl Scout Activities* (defined below) for two consecutive years, other than non-use resulting from a *force majeure event* (defined below), the rights of the Girl Scouts of Eastern Massachusetts, Inc. in and to the Real Estate shall end and the fee simple title to the Real Estate shall be vested automatically in the Town of Reading, Middlesex County, Massachusetts, and if requested by the Town of Reading, Middlesex County, Massachusetts, the Girl Scouts of Eastern Massachusetts, Inc. shall execute a deed to convey good and clear fee simple title to the premises to the Town of Reading, Massachusetts, for use by the Town for general recreational purposes, provided the Town accepts ownership of such property by Town Meeting vote for public recreational purposes. As used herein, a *force majeure event* means the occurrence of an act of war or terrorism, insurrection, riot, civil disorder, fire, storm, flood, explosion, an act of God, a governmental order prohibiting such use not resulting from the grantee's wrongful conduct, plague, epidemic, pandemic, outbreaks of infectious disease or any other public health crisis, including quarantine, that causes the premises not to be used as a camp for girls. This restriction is for the benefit of the Town of Reading and its abutting land and the Town of Reading, Massachusetts has the right to enforce this restriction. As used herein, "*Girl Scout Activity*" means the active use of the premises hereby conveyed for Girl Scout recreational and educational camp programs, Girl Scout meetings, and any other Girl Scout and council activities supporting Girl Scout programs and the work of the council.

In Witness Whereof, READING COUNCIL FOR GIRLS, INC. has caused this deed to be signed and sealed by Cynthia Bolivar as its President and Roc O'Connell as its Treasurer, duly authorized on this ____ day of _____ 2021,

Reading Council for Girls, Inc.

By _____
Cynthia Bolivar - President

By _____
Roc O'Connell - Treasurer

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss:

On this ____ day of _____ 2021, before me, the undersigned notary public, personally appeared Cynthia Bolivar as President of The Reading Council for Girls, Inc., and proved to me through satisfactory evidence of identification which was a Massachusetts driver's license to be the person whose name is signed on the proceeding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose on behalf of The Reading Council for Girls, Inc.

Notary Public
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss:

On this ____ day of _____ 2021, before me, the undersigned notary public, personally appeared Roc O'Connell as Treasurer of The Reading Council for Girls, Inc., and proved to me through satisfactory evidence of identification which was a Massachusetts driver's license to be the person whose name is signed on the proceeding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose on behalf of The Reading Council for Girls, Inc.

Notary Public
My Commission Expires:

EXHIBIT D

Bank Statement Attached

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS

SUPREME JUDICIAL COURT
EQUITY NO.

READING COUNCIL FOR GIRLS, INC.)
Plaintiff,)
v.)
MAURA T. HEALY, AS SHE IS)
THE ATTORNEY GENERAL OF THE)
COMMONWEALTH OF MASSACHUSETTS,)
GIRL SCOUTS OF EASTERN)
MASSACHUSETTS, INC,)
AND THE TOWN))
OF READING, MIDDLESEX COUNTY,)
MASSACHUSETTS,)
Defendants,)

MOTION FOR ENTRY OF INTERLOCUTORY ORDER

Now comes the Plaintiff in the above matter and moves that this Honorable Court enter an Interlocutory Order in the form attached.

Assented to:

MAURA T. HEALEY

THE READING COUNCIL FOR GIRLS, INC.

By Its Attorneys,

ATTORNEY GENERAL
Assistant Attorney General
Division of Public Charities,
Public Protection Bureau
Department of the Attorney General One
One Ashburton Place
Boston, MA 02108
(617) 727-2200
B.B.O. #

O. Bradley Latham
BBO #287800
Latham Law Offices LLC
643 Main Street
Reading, MA 01867
781-944-0505

ASSENTING TO THE INTERLOCATORY ORDER:

GIRL SCOUTS OF EASTERN MASSACHUSETTS, INC

By: _____

THE TOWN OF READING, MIDDLESEX COUNTY, MASSACHUSETTS

By: _____

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

SUPREME JUDICIAL COURT
EQUITY NO.

READING COUNCIL FOR GIRLS, INC.

Plaintiff,

v.

MAURA T. HEALY, AS SHE IS
THE ATTORNEY GENERAL OF THE
COMMONWEALTH OF MASSACHUSETTS,
GIRL SCOUTS OF EASTERN
MASSACHUSETTS, INC,
AND THE TOWN)
OF READING, MIDDLESEX COUNTY,)
MASSACHUSETTS,)
Defendants,)

MOTION FOR ENTRY OF JUDGMENT

Now comes the Plaintiff in the above matter and moves that a Judgment be entered in the form attached hereto.

Assented to:

Assented to:

MAURA T. HEALEY

THE READING COUNCIL FOR GIRLS, INC.

By Its Attorneys,

ATTORNEY GENERAL
Assistant Attorney General
Division of Public Charities,
Public Protection Bureau
Department of the Attorney General One
One Ashburton Place
Boston, MA 02108
(617) 727-2200
B.B.O. #

O. Bradley Latham
BBO #287800
Latham Law Offices LLC
643 Main Street
Reading, MA 01867
781-944-0505

ASSENTING TO THE ENTRY OF JUDGEMENT:

GIRL SCOUTS OF EASTERN MASSACHUSETTS, INC

By: _____

THE TOWN
OF READING, MIDDLESEX COUNTY, MASSACHUSETTS

By: _____

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.
COURT

SUPREME JUDICIAL
EQUITY NO.

READING COUNCIL FOR GIRLS, INC.

Plaintiff,

v.

MAURA T. HEALY, AS SHE IS
THE ATTORNEY GENERAL OF THE
COMMONWEALTH OF MASSACHUSETTS,
GIRL SCOUTS OF EASTERN
MASSACHUSETTS, INC,
AND THE TOWN
OF READING, MIDDLESEX COUNTY,
MASSACHUSETTS,
Defendants,

JUDGMENT

This case came on to be heard further, and it appearing that the Affidavit of Compliance of the Plaintiff certifying to the transfer of Plaintiff's funds, assets and property to Defendant, Girl Scouts of Eastern Massachusetts, Inc., and the Affidavit of Receipt of said Defendant certifying to the receipt of same have been filed in this Court, as authorized by an Interlocutory Order of the Honorable Supreme Judicial Court in this matter on the ____ day of _____ 202__; and it further appearing that Defendant, Girl Scouts of Eastern Massachusetts, Inc., the Defendant Maura T. Healy, Attorney General of the Commonwealth, and Defendant, the Town of Reading, Middlesex County, Massachusetts, have assented thereto,

NOW, THEREFORE, it is ordered, adjudged and decreed:

1. That Defendant, Girl Scouts of Eastern Massachusetts, Inc., is hereby named as successor to any funds, property, assets or interest of Plaintiff to be used for the purposes specified in this Court's Interlocutory Order in this matter.
2. That the Reading Council for Girls, Inc. is hereby dissolved.

BY THE COURT:

Dated: _____, 202__

2022	DRAFT - SELECT BOARD AGENDAS		2022
6/9/2022		Staff Responsibility	Estimated start time
June 14, 2022		Tuesday	
	Overview of Meeting	Dockser	7:00
	Public Comment	Board	7:05
	SB Liaison & Town Manager Reports	Board	7:10
Hearing	Change of Manager - Bertucci's	Maltez	7:15
	Discuss Tax Rate and Tax Rate Shift	Santaniello	7:30
	Vote to Endorse and Sign Letter of Support Updated Open Space & Recreation Plan	Board	7:50
	Vote Sunset Date for HRAC - June 30, 2022	Board	8:00
	Discuss and Vote on Symonds Way Exploratory Committee Creation and Charge	Board	8:10
	Vote to Approve Budgets for Historical Commission, Trails Committee, and Town Forest Committee	Board	8:30
	Vote to Authorize Town Manager to take action on Camp Rice Moody	Maltez	8:45
	Discuss Future Agendas	Board	9:00
	Approve Meeting Minutes	Board	9:05
June 25, 2022		Tuesday	
	Select Board Retreat - Reading Public Library	Board	8:30 AM
June 28, 2022		Tuesday	
	Overview of Meeting	Dockser	7:00
	Public Comment	Board	7:05
	SB Liaison & Town Manager Reports	Board	
	Vote on ARPA Funding Request for Maillet, Sommes and Morgan Stormwater Wetlands	Maltez	
	Discuss Regional Affordable Housing Inter Municipal Agreement	Mercier	
	Discuss Remote Meeting Legislation	Board	
	Discuss Future Agendas	Board	
	Approve Meeting Minutes	Board	
July 19, 2022		Tuesday	
August 9, 2022		Tuesday	
HEARING	Vote to Approve Town Personnel Policy and SB Policies: Article 6 Personnel Related Policies	Donahue	
August 30, 2022		Tuesday	
September 6, 2022	State Primary Election	Tuesday	
September 13, 2022		Tuesday	
September 20, 2022		Tuesday	
	Vote to Close Subsequent Town Meeting Warrant		
	Economic Development Update	Erin Schaeffer	
October 11, 2022		Tuesday	

2022		DRAFT - SELECT BOARD AGENDAS		2022	
6/9/2022		Staff Responsibility	Estimated start time		
October 25, 2022		Tuesday			
HEARING	Tax Classification	Santaniello & Board of Assessors			
November 8, 2022	State Election	Tuesday			
November 14, 2022	Subsequent Town Meeting I	Monday			
November 15, 2022		Tuesday			
November 17, 2022	Subsequent Town Meeting II	Thursday			
November 21, 2022	Subsequent Town Meeting III	Monday			
November 22, 2022		Tuesday			
November 28, 2022	Subsequent Town Meeting IV	Monday			
December 6, 2022		Tuesday			
	Vote to Approve Licenses (delegated to Town Manager's Office)				
	Vote to Approve Liquor Licenses				
December 7, 2022		Wednesday			
	Town Department FY24 budgets				
December 13, 2022		Tuesday			
	Town Department FY24 budgets				
December 14, 2022		Wednesday			
	Town Department FY24 budgets (if needed)				
	Future Meetings - Agenda Items				
	Discuss Symonds Way property	Board			
	Discuss Early Sunday Hours at Recreational Fields & Parks	Rec Comm			
	Discuss/Vote to adopt Birch Meadow Master Plan (discuss with Town Counsel in advance)	Rec Comm			
	Public Safety Quarterly updates	Landry/ Dockser			
	Air BnB update	CPDC			
	Update on 186 Summer Ave / Review of Select Board role (consult with Town Counsel)	Town Counsel			
	Vote to Approve Resolution Clarifying Official Town Website	Haley/Bacci			
	Public Safety Badge Pinning Ceremony	Landry/ Dockser			

2022	DRAFT - SELECT BOARD AGENDAS		2022
6/9/2022		Staff Responsibility	Estimated start time
	Discuss Police Department Policies with respect to Police Reform Legislation & Department Accreditation	Landry/ Dockser	
	Discuss and Approve Flag Policy	Board	
	Discuss Tree Lawn Pesticide Policy	BOH	
	Recurring Agenda Items		
	Close Warrant: Annual Town Meeting	March	3/1/2022
	Close Warrant: Subsequent Town Meeting	September	9/27/2022
	Appoint Town Accountant	March	Annual
HEARING	Approve Classification & Compensation	May	Annual
	Appointments of Boards & Committees	May/June	Annual
HEARING	Approve Tax Classification	October	Annual
HEARING	Approve Licenses	December	Annual
	Liaison: RCTV members Report		Annual
	Liaison: CAB (RMLD) member Report		Annual
	Liaison: MAPC member Report		Annual
	Liaison: Reading Housing Authority Report		Annual
	Liaison: Reading Ice Arena Report		Annual
	Town Accountant Report		Qtrly
	Economic Development Director		Semi-ann
	Parking/Traffic/Transportation Task Force		
	Town Board & Committee visits		
	Town Department visits		
	Review Select Board Goals		
	Review Town Manager Goals		

Select Board Draft Minutes 5/31/2022

Mark Dockser called the meeting to order at 7 PM.

The board agreed Herrick will be the board representative at the Pride Day event.

Liaison Reports

Bacci noted he attended the Memorial Day celebrations and they were great. He also attended the ground break for the EV charging stations out in front of Christopher's.

Haley echoed Bacci's thoughts on the Memorial Day celebrations. He also attended the Lowell House opening and got a tour.

McCarthy noted the Cultural Council has a meeting next Monday.

Herrick noted she attended the ARPA meeting, the PAIR meet & greet, Memorial Day Celebrations, the joint RMLD meeting and the RMLD audit meeting.

Dockser noted there is a RECALC listening session tomorrow night. He also went to the Lowell House opening and noted they did a great job renovating the building.

Town Manager's Report

Town Manager Maltez also noted Memorial Day Celebrations were wonderful. He then informed the board we have a new Veteran's Agent who accepted the position recently. The ARPA survey is out for a couple more weeks. There is new group at the Schools called the Students of Color & Allies for EJI and they want to share a video with the board.

Elder Services ARPA Request

Jean Delios, Jenna Fiorente, Kevin Bohmiller and Amy O'Brien were present for this agenda item. Assistant Town Manager Jean Delios gave the board a presentation on what and why Elder Services is requesting \$900K in ARPA funds.

Marianne Downing, Chair of the RAAC, noted they voted to approve this request.

Haley moved to approve \$900K in ARPA Funds for the Elder Services request. The motion was seconded by Bacci and approved with a 5-0 vote.

Board of Health Update

The Board of Health called to order at 7:50 PM.

Ade Solarin, Health Director, gave the board a presentation about the overview of the health department and a covid update.

The Board of Health adjourned at 8:26 PM.

Open Space and Recreation Update

Conservation Administrator Chuck Tirone and Krista Moravec gave a presentation to the board about open space and recreation needs in town.

They are looking for a letter of support from the board.

Ricky's Liquors

Ricky's Liquors submitted an application for a change of D/B/A. Their new name will be Reading Liquors.

Haley moved to approve the DBA on an Annual All Alcohol Package Store License for Jay and Ricky Inc. d/b/a Reading Liquors at 214 Main Street, Reading, MA. The motion was seconded by Bacci and approved with a 5-0 vote.

Affordable Housing Instructional Motion

The following motion was made at Town Meeting last month:

Direct the Select Board, Town Manager and relevant town staff to investigate the creation of a permanent committee to oversee the Affordable Housing Trust and identify opportunities to expand the trust and utilize said funds. If possible, presenting the findings at Subsequent Town Meeting in November 2022.

The board discussed and decided to let Fidel, town staff and Town Counsel draft something to bring back to the board.

Senior Center Instructional Motion

The following motion was made at Town Meeting last month:

Direct the Town Manager, Elder Services and the Select Board to investigate the availability of additional and /or new space via a leased property to support the needs of the Senior Center. Also, provide a plan that addresses the funding, logistics and staffing required to support the expansion of space and services consistent with the expected (additional) programming. If necessary, return to Town Meeting (even a Special Town Meeting) to request funding and support of such plan. Provide a report back in November of 2022.

Town Manager Maltez noted this would need to go through an RFP process. It was also noted this motion was intended to work with RECALC not take anything away/work against that committee.

Symonds Way Ad-Hoc Committee

Town Manager Maltez and Bacci worked on a charge for this proposed ad-hoc committee, SWAC. The committee would consist of 7 members comprised as follows:

- 1 Select Board Member (ex-officio, appointed by the Select Board)
- 1 Finance Committee Members (ex-officio, appointed by the Finance committee)
- 1 Recreation Committee Members (ex-officio, appointed by the Recreation committee)

- 1 Community Planning & Development Commission (CPDC) Member (ex-officio, appointed by the CPDC committee)
- 1 Conservation Committee Member (ex-officio, appointed by the Conservation committee)
- 1 Permanent Building Committee Member (ex-officio, appointed by the Permanent Building Committee)
- 1 School Committee Member (ex-officio, appointed by the School Committee)

The committee would also seek guidance and input from various staff members.

The purpose of this committee is to serve as an advisory committee to the Reading Select Board for the purpose of recommending the highest and best use of the land located on Symonds Way, formerly known as the "Zanni Property".

Members Dockser and Herrick had concerns with the timeline given the current ongoing work of the RECALC. They feel they should get more information from RECALC before starting this committee's work. Member Herrick also felt the committee was too large and should only be 5 or less members. She feels neither FINCOM nor the School Committee needs representation on this committee.

The board decided to discuss further at their next meeting.

Surplus Property

The board needs to vote on an old police car as surplus property so the town can get rid of it. It has been replaced with a new car.

Haley moved to declare Police Car 12 as surplus property. The motion was seconded by McCarthy and approved with a 5-0 vote.

Future Agendas

The board discussed future agenda items.

Minutes

The board edited the minutes.

Haley moved to approve the meeting minutes of 5/17 as amended. The motion was seconded by Herrick and approved with a 5-0 vote.

Haley moved to adjourn at 10:40 PM. The motion was seconded by McCarthy and approved with a 5-0 vote.