



Town of Reading Meeting Posting with Agenda

Board - Committee - Commission - Council:

Select Board

Date: 2022-10-11

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/87988580933</p> <p>Meeting ID: 879 8858 0933 One tap mobile +16465588656,,87988580933# US (New York) +16465189805,,87988580933# US (New York)</p> <p>Dial by your location +1 646 558 8656 US (New York) +1 646 518 9805 US (New York)</p> <p>Meeting ID: 879 8858 0933 Find your local number: https://us06web.zoom.us/u/khB2Py9xS</p> | |
| 7:00 | Overview of Meeting | |
| 7:05 | Public Comment | |
| 7:20 | SB Liaison and Town Manager Reports | |
| 7:30 | Close State Election Warrant for November 8 th , 2022 (Deadline November 1 st) | |
| 7:40 | Discussion on Green Communities Legislation and Town Meeting Warrant Article 22 | |

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 | Discuss Future Agendas | |
| 8:00 | Approve Meeting Minutes | |
| 8:10 | Consider and potentially act on response from owner of 17 Harnden Street (BH Waltham II LLC) to Request for Proposals to Purchase Real Property for Municipal Use, including an Executive Session (Purpose 6) to discuss the acquisition and value of 17 Harnden Street | |

November 8, 2022
State Election Warrant

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss. Officer's Return, Reading:

By virtue of this Warrant, I, Laura A Gemme on October 14, 2022 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 seven (7) days prior November 8, 2022 the date set for the State Election in this Warrant.

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

Town Clerk

A true copy Attest:

Laura Gemme, Town Clerk

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

STATE ELECTION WARRANT

MIDDLESEX, SS.

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

In the name of the Commonwealth, you are hereby required to notify and warn the inhabitants of the Town of Reading who are qualified to vote in the State Election to vote at

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

Reading Memorial High School - Hawkes Field House - Oakland Road

on **TUESDAY, THE EIGHTH DAY OF NOVEMBER, 2022** from 7:00 AM to 8:00 PM for the following purpose:

To cast their votes in the 2022 State Election for the candidates for the following offices:

GOVERNOR and LIEUTENANT GOVERNOR..... FOR THIS COMMONWEALTH
ATTORNEY GENERAL FOR THIS COMMONWEALTH
SECRETARY OF STATE FOR THIS COMMONWEALTH
TREASURER FOR THIS COMMONWEALTH
AUDITOR FOR THIS COMMONWEALTH
REPRESENTATIVE IN CONGRESS.....SIXTH DISTRICT
COUNCILLOR.....SISTH DISTRICT
SENATOR IN GENERAL COURT FIFTH MIDDLESEX DISTRICT
REPRESENTATIVE IN GENERAL COURTTWENTIETH MIDDLESEX DISTRICT
REPRESENTATIVE IN GENERAL COURT THIRTIETH MIDDLESEX DISTRICT
DISTRICT ATTORNEY.....NORTHERN DISTRICT
SHERIFF MIDDLESEX COUNTY

QUESTION 1: PROPOSED AMENDMENT TO THE CONSTITUTION

Do you approve of the adoption of an amendment to the constitution summarized below, which was approved by the General Court in joint sessions of the two houses on June 12, 2019 (yeas 147 - nays 48); and again on June 9, 2021 (yeas 159 - nays 41)?

SUMMARY

This proposed constitutional amendment would establish an additional 4% state income tax on that portion of annual taxable income in excess of \$1 million. This income level would be adjusted annually, by the same method used for federal income-tax brackets, to reflect increases in the cost of living. Revenues from this tax would be used, subject to appropriation by the state Legislature, for public education, public colleges and universities; and for the repair and maintenance of roads, bridges, and public transportation. The proposed amendment would apply to tax years beginning on or after January 1, 2023.

A YES VOTE would amend the state Constitution to impose an additional 4% tax on that portion of incomes over one million dollars to be used, subject to appropriation by the state Legislature, on education and transportation.

A NO VOTE would make no change in the state Constitution relative to income tax.

QUESTION 2: LAW PROPOSED BY INITIATIVE PETITION

Do you approve of a law summarized below, on which no vote was taken by the Senate or the House of Representatives on or before May 3, 2022?

SUMMARY

This proposed law would direct the Commissioner of the Massachusetts Division of Insurance to approve or disapprove the rates of dental benefit plans and would require that a dental insurance carrier meet an annual aggregate medical loss ratio for its covered dental benefit plans of 83 percent. The medical loss ratio would measure the amount of premium dollars a dental insurance carrier spends on its members' dental expenses and quality improvements, as opposed to administrative expenses. If a carrier's annual aggregate medical loss ratio is less than 83 percent, the carrier would be required to refund the excess premiums to its covered individuals and groups. The proposed law would allow the Commissioner to waive or adjust the refunds only if it is determined that issuing refunds would result in financial impairment for the carrier.

The proposed law would apply to dental benefit plans regardless of whether they are issued directly by a carrier, through the connector, or through an intermediary. The proposed law would not apply to dental benefit plans issued, delivered, or renewed to a self-insured group or where the carrier is acting as a third-party administrator.

The proposed law would require the carriers offering dental benefit plans to submit information about their current and projected medical loss ratio, administrative expenses, and other financial information to the Commissioner. Each carrier would be required to submit an annual comprehensive financial statement to the Division of Insurance, itemized by market group size and line of business. A carrier that also provides administrative services to one or more self-insured groups would also be required to file an appendix to their annual financial statement with information about its self-insured business. The proposed law would impose a late penalty on a carrier that does not file its annual report on or before April 1.

The Division would be required to make the submitted data public, to issue an annual summary to certain legislative committees, and to exchange the data with the Health Policy Commission. The Commissioner would be required to adopt standards requiring the registration of persons or entities not otherwise licensed or registered by the Commissioner and criteria for the standardized reporting and uniform allocation methodologies among carriers.

The proposed law would allow the Commissioner to approve dental benefit policies for the purpose of being offered to individuals or groups. The Commissioner would be required to adopt regulations to determine eligibility criteria.

The proposed law would require carriers to file group product base rates and any changes to group rating factors that are to be effective on January 1 of each year on or before July 1 of the preceding year. The Commissioner would be required to disapprove any proposed changes to base rates that are excessive, inadequate, or unreasonable in relation to the benefits charged. The Commissioner would also be required to disapprove any change to group rating factors that is discriminatory or not actuarially sound.

The proposed law sets forth criteria that, if met, would require the Commissioner to presumptively disapprove a carrier's rate, including if the aggregate medical loss ratio for all dental benefit plans offered by a carrier is less than 83 percent.

The proposed law would establish procedures to be followed if a proposed rate is presumptively disapproved or if the Commissioner disapproves a rate.

The proposed law would require the Division to hold a hearing if a carrier reports a risk-based capital ratio on a combined entity basis that exceeds 700 percent in its annual report.

The proposed law would require the Commissioner to promulgate regulations consistent with its provisions by October 1, 2023. The proposed law would apply to all dental benefit plans issued, made effective, delivered, or renewed on or after January 1, 2024.

A YES VOTE would regulate dental insurance rates, including by requiring companies to spend at least 83% of premiums on member dental expenses and quality improvements instead of administrative expenses, and by making other changes to dental insurance regulations.

A NO VOTE would make no change in the law relative to the regulations that apply to dental insurance companies.

QUESTION 3: LAW PROPOSED BY INITIATIVE PETITION

Do you approve of a law summarized below, on which no vote was taken by the Senate or the House of Representatives on or before May 3, 2022?

SUMMARY

This proposed law would increase the statewide limits on the combined number of licenses for the sale of alcoholic beverages for off-premises consumption (including licenses for "all alcoholic beverages" and for "wines and malt beverages") that any one retailer could own or control: from 9 to 12 licenses in 2023; to 15 licenses in 2027; and to 18 licenses in 2031.

Beginning in 2023, the proposed law would set a maximum number of "all alcoholic beverages" licenses that any one retailer could own or control at 7 licenses unless a retailer currently holds more than 7 such licenses.

The proposed law would require retailers to conduct the sale of alcoholic beverages for off-premises consumption through face-to-face transactions and would prohibit automated or self-checkout sales of alcoholic beverages by such retailers.

The proposed law would alter the calculation of the fine that the Alcoholic Beverages Control Commission may accept in lieu of suspending any license issued under the State Liquor Control Act. The proposed law would modify the formula for calculating such fee from being based on the gross profits on the sale of alcoholic beverages to being based on the gross profits on all retail sales.

The proposed law would also add out-of-state motor vehicle licenses to the list of the forms of identification that any holder of a license issued under the State Liquor Control Act, or their agent or employee, may choose to reasonably rely on for proof of a person's identity and age.

A YES VOTE would increase the number of licenses a retailer could have for the sale of alcoholic beverages to be consumed off premises, limit the number of "all-alcoholic beverages" licenses that a retailer could acquire, restrict use of self-checkout, and require retailers to accept customers' out-of-state identification.

A NO VOTE would make no change in the laws governing the retail sale of alcoholic beverages.

QUESTION 4: REFERENDUM ON AN EXISTING LAW

Do you approve of a law summarized below, which was approved by the House of Representatives and the Senate on May 26, 2022?

SUMMARY

This law allows Massachusetts residents who cannot provide proof of lawful presence in the United States to obtain a standard driver's license or learner's permit if they meet all the other qualifications for a standard license or learner's permit, including a road test and insurance, and provide proof of their identity, date of birth, and residency. The law provides that, when processing an application for such a license or learner's permit or motor vehicle registration, the registrar of motor vehicles may not ask about or create a record of the citizenship or immigration status of the applicant, except as otherwise required by law. This law does not allow people who cannot provide proof of lawful presence in the United States to obtain a REAL ID.

To prove identity and date of birth, the law requires an applicant to present at least two documents, one from each of the following categories: (1) a valid unexpired foreign passport or a valid unexpired Consular Identification document; and (2) a valid unexpired driver's license from any United States state or territory, an original or certified copy of a birth certificate, a valid unexpired foreign national identification card, a valid unexpired foreign driver's license, or a marriage certificate or divorce decree issued by any state or territory of the United States. One of the documents presented by an applicant must include a photograph and one must include a date of birth. Any documents not in

English must be accompanied by a certified translation. The registrar may review any documents issued by another country to determine whether they may be used as proof of identity or date of birth.

The law requires that applicants for a driver's license or learner's permit shall attest, under the pains and penalties of perjury, that their license has not been suspended or revoked in any other state, country, or jurisdiction.

The law specifies that information provided by or relating to any applicant or license-holder will not be a public record and shall not be disclosed, except as required by federal law or as authorized by Attorney General regulations, and except for purposes of motor vehicle insurance.

The law directs the registrar of motor vehicles to make regulations regarding the documents required of United States citizens and others who provide proof of lawful presence with their license application.

The law also requires the registrar and the Secretary of the Commonwealth to establish procedures and regulations to ensure that an applicant for a standard driver's license or learner's permit who does not provide proof of lawful presence will not be automatically registered to vote.

The law takes effect on July 1, 2023.

A YES VOTE would keep in place the law, which would allow Massachusetts residents who cannot provide proof of lawful presence in the United States to obtain a driver's license or permit if they meet the other requirements for doing so.

A NO VOTE would repeal this law.

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

Given under our hands this 11TH day of October, 2022

Mark Dockser, Chair

Karen Gately Herrick, Vice Chair

Christopher Haley, Secretary

Carlo Bacci

Jacqueline McCarthy

SELECT BOARD OF READING

Constable

A true copy Attest:

Laura A Gemme, Town Clerk

Warrant must be posted by November 1, 2022, no fewer than seven days prior to the November 8, 2022 State Election.

Select Board Draft Minutes

September 13, 2022

Public Comment

Mary Ellen O'Neill noted there is a business on Haven Street that has a camera with a live feed of the area. She feels it is unacceptable and needs to be taken down.

State Legislation Visit

Senator Lewis, Representative Jones, and Representative Haggerty came to visit the board and give updates from the state.

Liaison Reports

Bacci attended the Recreation meeting and noted the recreation department has a new administrator in the office, Ariel. Over 600 kids signed up for Saturday Night Lights program. Downtown Trick or Treat will be October 26th. The School Committee held a meeting in regards to the Killam School building process. The Fall Street Faire was another success this year.

Haley noted he also attended the School Committee meeting about Killam. The Fall Street Faire dunk tank raised \$1,700.

McCarthy noted the town recently did tobacco compliance checks at our local retailers and it went very well. There is a recovery and remembrance event taking place on September 28th on the common. There are upcoming covid and flu vaccine clinics going on around town. CPDC had discussions about Oakland Road at their last meeting.

Herrick noted the Fall Street faire was awesome along with the September 11th ceremony. She has been working with the Chair of the Climate Advisory Committee on their polystyrene bylaw. There is an RMLD meeting on Thursday. She attended the Library Trustees meeting last night and noted their next program comes out soon. She will also hold an office hour on the 20th at the library.

Dockser noted RECALC has a survey out that they are hoping to yield a lot of responses. The second RFP will be closing September 19th.

Town Managers Report

Maltez noted elections last week went great. We had a 25.3% turnout mostly due to mail in ballots. There will be a financial forum on September 21st. He also noted there was a water tank project update that was in their packet. There will be 4 cell carriers on the new tank which is believed to help with cell service.

Personnel Policies

Haley read the hearing notice opening the hearing on amending the personnel policies. Human Resources Director Sean Donahue and Labor Counsel Jim Pender were available for any questions or concerns.

The board has previously reviewed and discussed the proposed changes. There was no public comment.

Haley moved to close the hearing regarding the personnel policies. The motion was seconded by Herrick and approved with a 5-0 vote.

Haley moved to approve the proposed changes to the personnel policies as presented. The motion was seconded by Herrick and approved with a 5-0 vote.

ARPA Funds

The board has five requests for ARPA funds in front of them this evening.

Marianne Downing, Chair of the RAAC, noted that the RAAC voted the following:

1. 8-0 for Birch Meadow Phase 1
2. 8-0 for YMCA Adaptive Swimming overseen by the Recreation Committee
3. 7-1 for Historical Commission
4. 8-0 for Conservation Commission
5. 8-0 for the Food Pantry

McCarthy noted she will recuse herself from the vote regarding the YMCA as she is a part-time employee there.

Haley moved to approve \$1.5 Million in ARPA funds for Phase 1 of Birch Meadow as presented. The motion was seconded by Herrick and approved with a 5-0 vote.

Haley moved to approve \$91,600 in ARPA funds for YMCA Adaptive Swimming overseen by the Recreation Committee as presented. The motion was seconded by Herrick and approved with a 4-0-1 vote with McCarthy abstaining.

Haley moved to approve \$13,500 in ARPA funds for the Historical Commission as presented. The motion was seconded by Herrick and approved with a 5-0 vote.

Haley moved to approve \$22,500 in ARPA funds for the Conservation Commission as presented. The motion was seconded by Herrick and approved with a 5-0 vote.

Haley moved to approve \$46,200 in ARPA funds for the Reading Food Pantry as presented. The motion was seconded by Herrick and approved with a 5-0 vote.

November Town Meeting Warrant Preview

Town Manager Maltez went through the warrant with the board. He noted some changes for FY23 include \$80K for firearm replacement for the Police Department, \$60K for Sturges tennis and basketball courts and \$500K debt authorization for the Parker Middle School roof.

The board then discussed article 20 in more detail. Article 20 is to add a new section to the Town's General Bylaws that would ban the use of polystyrene and disposable food service containers. Members Haley and Bacci felt this article is coming at a bad time with no outreach to the businesses beforehand. Haley specifically took issue with the fact this ban will only apply to our local downtown businesses and not affect big box stores and doesn't understand why. Herrick noted businesses have many other

options to use for to-go containers while also noting polystyrene is not commonly used anymore anyway. Bacci suggested pushing this to April Town meeting so more outreach can be done with the businesses first.

Discuss Capital Plan and Process

Dockser noted that other communities do their capital plan and processing differently than we do and was interested in seeing if the board had any appetite to change the way we do it here in Reading. He noted other communities have a specific committee designated to putting together capital plans and they gather a lot more public input.

McCarthy asked if this committee would be redundant to the Finance Committee to which Dockser noted no, it would focus solely on capital plans for the long term.

RFI Responses and Steps for Cell Coverage

Maltez noted we issued an RFI, a request for information. Allison Jenkins provided the results from the RFI. The first question we asked was are you interested in going on the water tower. The second question was are you interested in additional sites in Reading and the last question was if there were additional sites, where would they want them to be. We received responses from T-Mobile, AT&T, Verizon, US Wireless and Blue Sky Towers. Verizon noted they would be interested in a couple other sites around town as well. The answers to the RFI can be found in the Select Board packet on the town website.

The board noted they had been getting a few emails lately about the horrible cell service so they are hopeful these responses will be the starting point for carriers to provide more coverage in town.

Select Board Retreat

The board discussed scheduling another retreat. They settled on January due to their busy fall schedule which is rapidly approaching.

Town Masterplan

Dockser noted many years ago we did a master plan that was a 10-20 year vision with long term goals.

The board agreed this is a good idea and to ask staff on what has been done in the past and their opinions/ feedback.

Future Agendas

The board discussed future agendas and upcoming office hours.

Minutes

The board edited their previous meeting minutes.

Haley moved to approve the meeting minutes from June 25th, 2022 as presented. The motion was seconded by Bacci and approved with a 5-0 vote.

Haley moved to approve the meeting minutes from August 9th, 2022 as amended. The motion was seconded by Bacci and approved with a 5-0 vote.

Haley moved to approve the meeting minutes from August 30th, 2022 as amended. The motion was seconded by Herrick and approved with a 5-0 vote.

Haley moved to adjourn the meeting at 10:58 PM. The motion was seconded by Herrick and approved with a 5-0 vote.

Select Board Draft Minutes

September 20th, 2022

Public Comment

Carl McFadden noted the kids of the Saturday Night Lights program in conjunction with the Reading High Cheerleaders are hosting a food drive. It will be held on October 1st at the High School Field from 3-7 pm.

Rosemarie DiBenedetto noted her displeasure with pursuing the old Walgreens building for a new senior center. She feels that space is not adequate for what they need and there is no parking there. She also mentioned after we purchase the building for a huge price tag, the renovations will be just as costly making it not worth it.

Amanda Haley wanted to mention the camera/website that was brought up at public comment last week. She noted they do not make money off this website, it doesn't cost the taxpayers anything and people around town love the website for the recap of town events.

Lisa Egan, speaking on behalf of the Chamber and business community wanted to share thoughts from their Board of Directors about the polystyrene ban. She urged the board to please consider postponing this article. She noted there has been absolutely zero outreach to the business community that this was coming. She stated supply chain issues are so bad right now and adding this ban at this time would hurt the businesses even more.

Liaisons

Herrick noted RMLD is impacted by the inflation reduction act but there is opportunity for significant grants coming. The electric charger at the library is being delayed due to supply chain issues. Killam School Building Committee met last night and voted on the warrant article.

Dockser noted RECALC met with an architect last week.

Town Managers Report

Maltez noted there is a financial forum tomorrow night. They are planning three walkthroughs of the Killam School for Town Meeting members prior to Town Meeting.

Class I License – Honda

The Class I License for Honda on Walkers Brook Drive is changing hands. The new manager, Daniel Loggins was present for the meeting. The Police noted they have no issues with the license moving forward. It was noted the paperwork is all in order except for the lease agreement which will be signed at closing and then submitted to the town.

Haley moved to approve the Class I license for TTHD Wakefield, LLC d/b/a RT. 128 Honda at 88 Walkers Brook Drive, Reading, MA contingent upon receipt of the fully signed and executed Lease and Section 58, Class I Contract. The motion was seconded by Herrick and approved with a 5-0 vote.

Economic Development Update

Economic Development Director Erin Schaeffer gave the board a presentation of updates. The presentation can be found in the Select Board packet on the town website.

BID Update

Jim Freeman gave the board a presentation about the BID process and updates. The presentation can be found in the Select Board packet on the town website.

Cultural Council

Brian ___ gave the board a presentation about the current Cultural Council happenings. The presentation can be found in the Select Board packet on the town website.

RFP Update

Maltez noted we only had one response to the RFP for space for the senior center. The response was from 17 Harnden Street. The board will have an executive session on this at their next meeting.

Town Meeting Warrant

Maltez ran through the articles on the Town Meeting Warrant for November again.

The board had a long discussion about Article 20 which is the polystyrene ban bylaw. Haley and Bacci remained committed to their previous comments from the last meeting that this is not the right time for this bylaw. They noted the absent outreach to the business community and feel the board should push this to April to give more time to do the needed outreach. They also felt hearing from Lisa Egan on behalf of the business community speaks loudly that the business community was truly unaware of this article. Haley still wants to know why big box stores are exempt from this bylaw.

Haley moved to close the warrant with articles 1-19 and 21-23 for Subsequent Town Meeting to take place on November 14th, as presented. The motion was seconded by Herrick and approved with a 5-0 vote.

Haley moved to close the warrant with article 20 for Subsequent Town Meeting to take place on November 14th, as presented. The motion was seconded by Herrick and approved with a 3-2 vote with Haley and Bacci opposing.

Grove Street Lot 5 Update

Maltez noted the packet shows a very preliminary drawing Weston and Sampson put together for the lot. It contains 18 spots with 2 handicap spots and a place holder for bathrooms. It has to be approved by the National Heritage which is state agency, and we don't know how long it will take. It will also need to be run by a couple of town boards/committees. Next steps would be a legal process with Meadow Brook to create an easement to get from the parking lot to the town forest.

Haley moved to adjourn at 10:30 PM. The motion was seconded by Herrick and approved with a 5-0 vote.



Town of Reading



**Lunch and Learn
September 29, 2022**





Senior Citizens (Age 60+) Growing Population

(source: Umass 4/22 Public Forum)

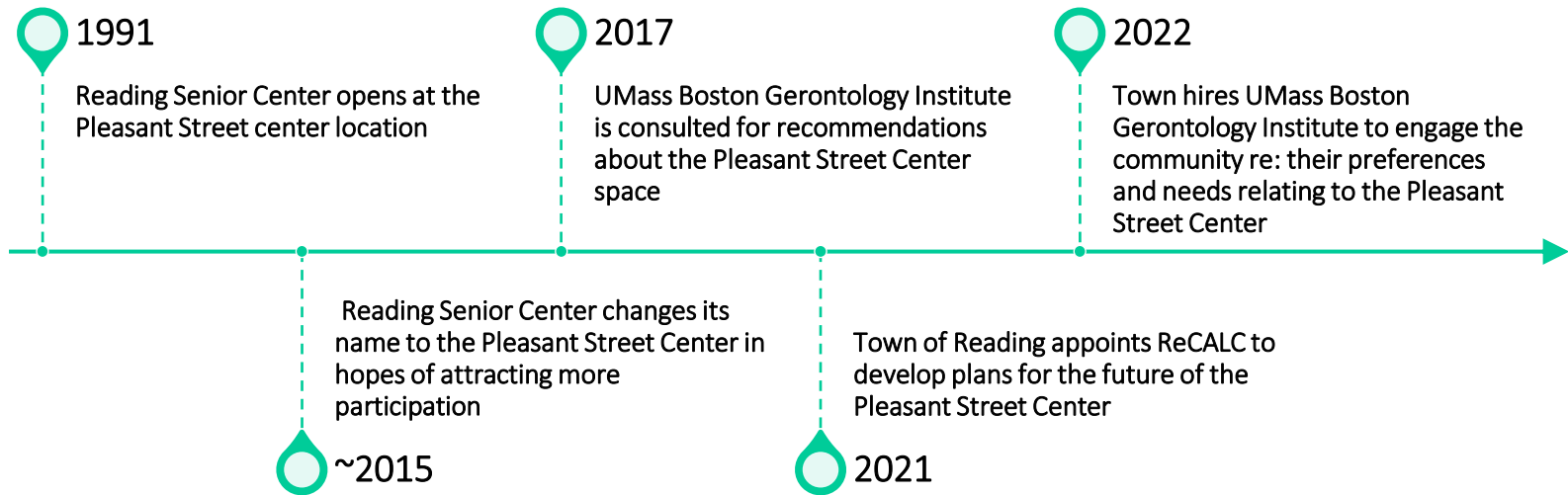
| Age Category | Number | Percentage |
|------------------|--------|------------|
| Under age 18 | 6,187 | 25% |
| Age 18-49 | 8,758 | 35% |
| Age 50 to 59 | 3,803 | 15% |
| Age 60 to 79 | 5,266 | 21% |
| Age 80 and older | 1,222 | 5% |
| Total | 25,236 | 100% |

Source: American Community Survey, 2016-2020, Table B01001. Numbers are calculated from 5-year survey estimates.



Planning Process Senior/Community Center

(source: UMass 4/22 Public Forum)





What We Have Heard Seniors Need

Wellness
Socialization
Transportation
Entertainment
Games
Trips
Arts



Reading Center for Active Living Committee (ReCalc)

A volunteer ad hoc committee reporting to the Select Board

The charge of ReCalc:

Explore the current and future needs of the Community, and initiate planning for a potential new Senior/Community Center in town that will focus on residents aged 60+ and possibly other members of the Community.





What is Missing at the PSC?

- Multi Purpose Space?
- Appropriate Restroom Facilities?
- Private Meeting Spaces?
- Private Offices for Employees?
- Game Room?
- Adequate Staffing Levels?
- Parking?



Options for New Buildings

1. Purchase an existing building and renovate
 2. Expand the Current Pleasant Street Center
 3. Build New Facility on Town Owned Land
 4. Others?
- Each Option has different Timelines and Different Costs



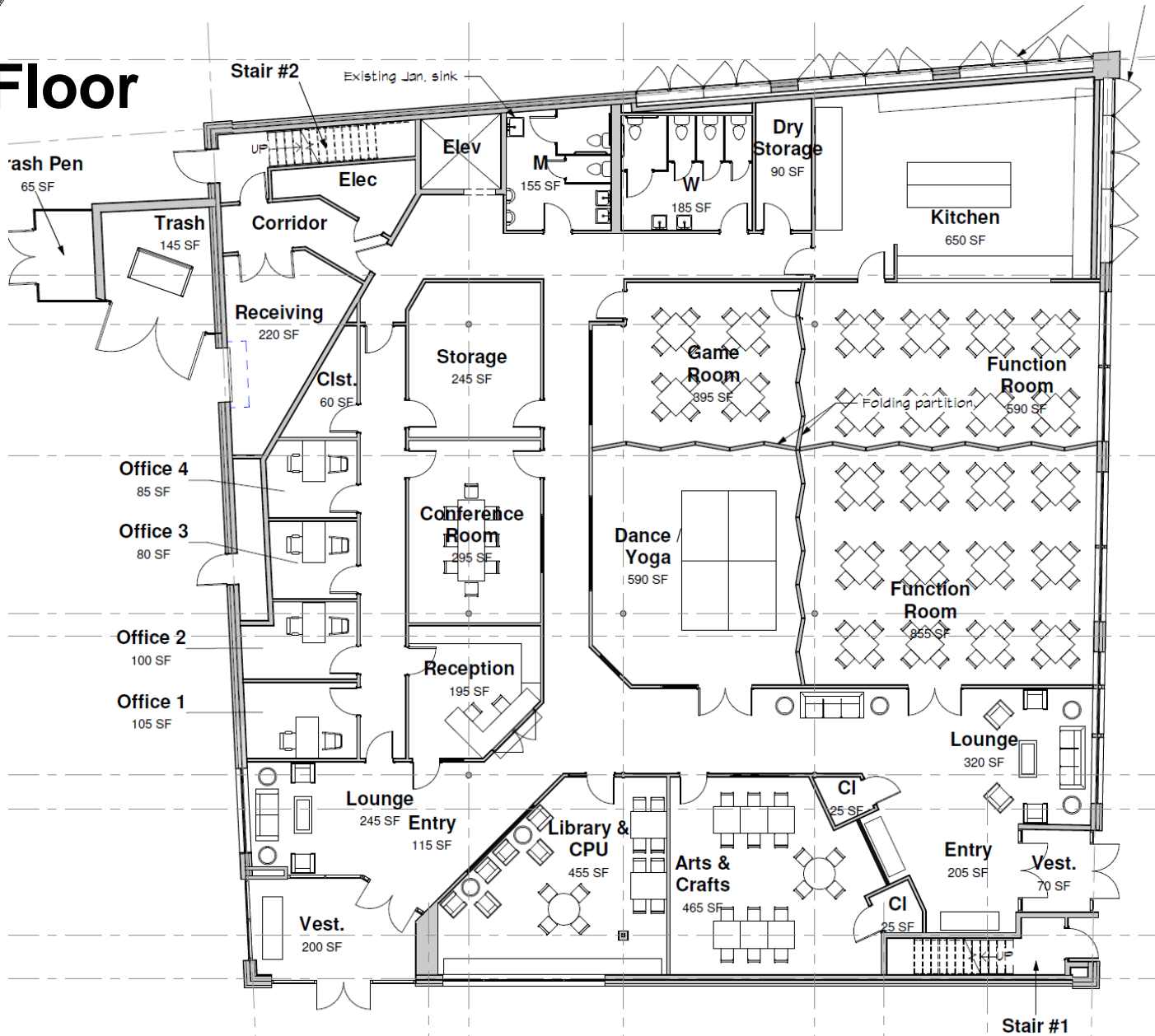
1. Purchase Building and Renovate

- April Town Meeting – Instructional Motion to Find Spaces in Town for Senior Center
- June 2022 – Select Board authorizes an RFP for Leased Space for Senior Center
- July 2022 – Response from Walgreens Owner for Leased Spaced
- August 2022 – Select Board authorizes an RFP to Purchase Space for Senior Center
- September 19, 2022 – Response from Walgreens Owner to Sell the Building
- October 11, and October 25, 2022 – Planned Select Board Meeting to discuss Next Steps



1. Purchase Building and Renovate

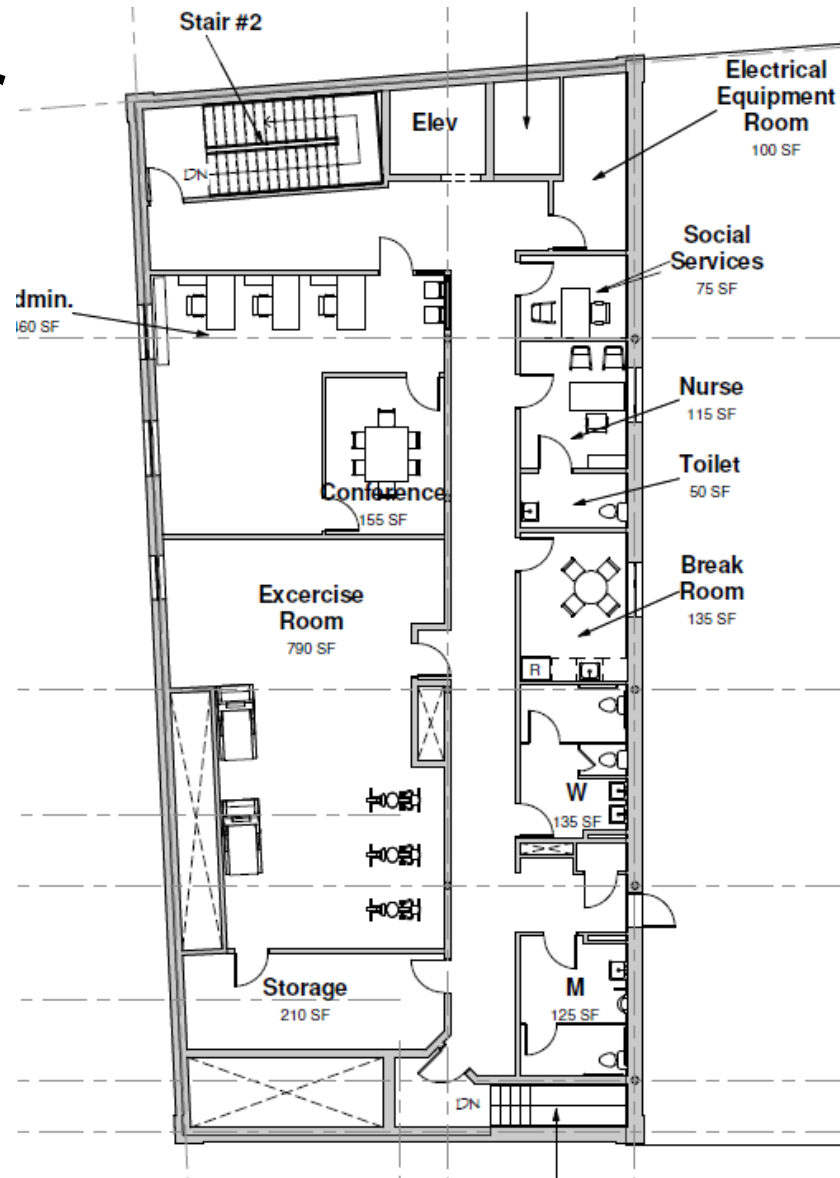
First Floor





1. Purchase Building and Renovate

Second Floor





1. Purchase Building and Renovate

- ReCalc created Subgroup to Explore Layout for Walgreens Building
- Council on Aging also Providing Input on Layout
- Select Board to Engage Property Owner
- Town Meeting to Approve/Disapprove the Purchase
- If Town Meeting Approves, Design will continue
- Purchase + Renovation Cost to be Excluded Debt Vote (possibly April Election)
- If Approved, Permanent Building Committee will lead the project
- Project would take 18-24 months from Approval



1. Purchase Building and Renovate

- Negotiations with Property Owner Pending
 - Initial Sale Offer: \$7 Million with \$2 Million Seller's Credit
- Need to Finalize Layout and Design for Construction Cost
 - Initial Estimate: \$7 Million to \$9 Million
- Current Estimate: \$12 Million to \$14 Million
- Cost to Average Homeowner: \$140 per Year, or about \$12 per Month
 - In addition, pursuing \$1 Million Earmark from State
 - Other Town Funds that can be used to reduce cost

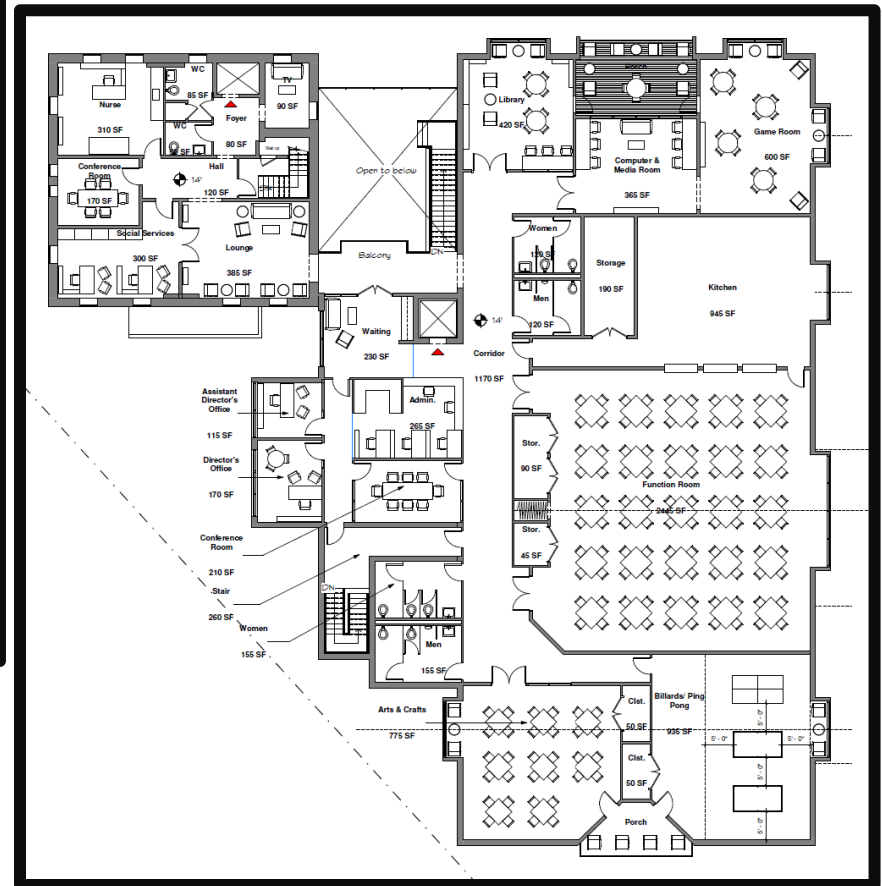
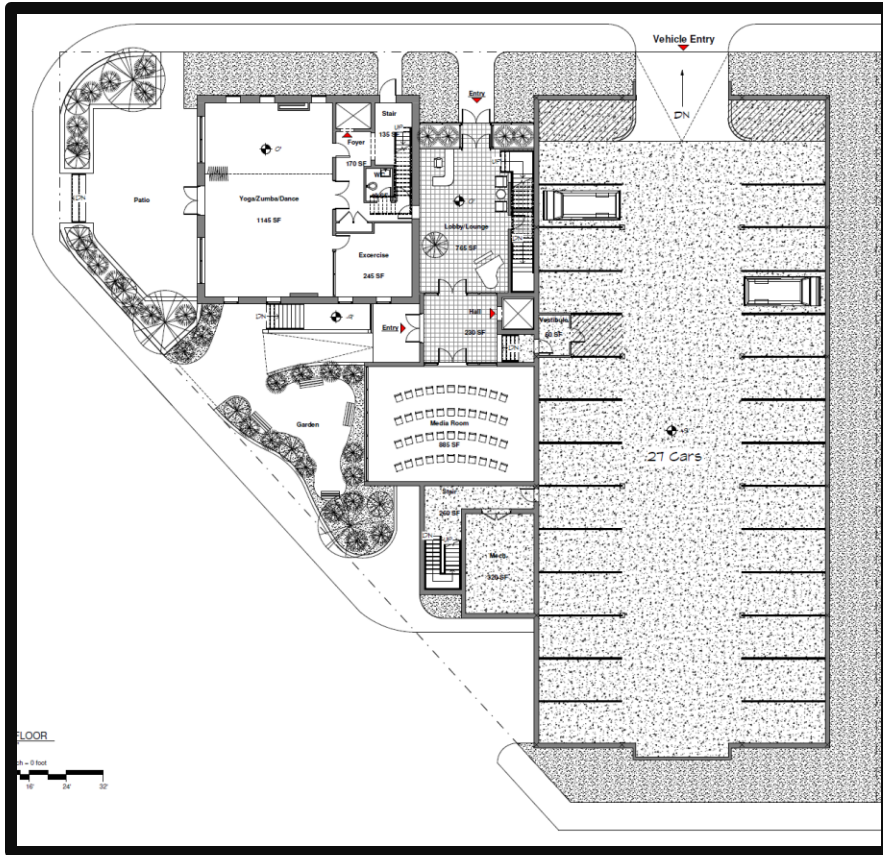


1. Purchase Building and Renovate

- Next Steps:
 - Select Board Negotiate with Owner
 - Town Meeting Approve/Deny Purchase
 - Excluded Debt Vote
 - If Approved, Final Design Completed, followed by Construction



2. Expand the Current PSC





3. Build New on Town Land



| SITE PLAN LEGEND | ZONING NOTES |
|-------------------------------|---|
| ADDENDUM UTILITY EASEMENT | ZONING DISTRICT S-40 |
| EXISTING BUILDING | PARKING REQUIREMENTS: NOT SPECIFIED IN CHAPTER 9 TABLE. HOWEVER, SIMILAR USES (RETAIL OFFICES, CHURCHES) ALL STATE 1 SPACE PER 500 SF. IF THIS CALCULATION IS APPLIED, 192 PARKING SPACES WOULD BE REQUIRED. |
| PROPOSED BUILDING | PER SECTION 6.5.2. IN THIS DISTRICT, NONPROFIT PHILANTHROPIC INSTITUTIONAL OR CULTURAL FACILITIES AND COMMUNITY CENTERS REQUIRE A SPECIAL PERMIT FROM THE COMMUNITY PLANNING AND DEVELOPMENT COMMISSION. CIVIL OR PRIVATE CLUBS REQUIRE A SPECIAL PERMIT FROM THE BOARD OF SELECTMEN. |
| BUILDABLE AREA | DIMENSIONAL REGULATIONS: |
| LIMIT OF 88' WETLANDS BUFFER | • MINIMUM FRONTAGE: 50' |
| LIMIT OF 80' WETLANDS BUFFER | • FRONT YARD SETBACK: 20' |
| LIMIT OF 100' WETLANDS BUFFER | • SIDE AND REAR YARD SETBACK: N/A |
| PROPERTY LINES | • MAXIMUM HEIGHT: 40' |
| WETLANDS | • MAXIMUM COVERAGE: N/A |

1. Description of the property

a) **A full legal description of the property, with a complete address, and the ownership interest of the RFP Respondent in the property**

The land with the buildings thereon, situated in Reading, Middlesex County, Massachusetts and being shown as Parcel 1 on a plan entitled "ANR Plan Prepared for McGriff Reading, LLC, Harnden & Pleasant St., Reading, Massachusetts" prepared by Fuss & O'Neil Inc., dated June 12, 2006 and recorded with Middlesex South District Registry of Deeds as Plan 926 of 2006.

Together with the benefit of the easements as set forth in the deed from McGriff Reading, LLC dated July 21, 2006 and recorded with said Registry in Book 47854, Page 122A summary of the property (with descriptions of location, building systems, parking, access to highways, etc.)

b) **Summary of the property**

The property is conveniently located in the middle of Town on the northeast corner of Pleasant and Main Street, across the street from the Town Hall and Town Common. The building, originally constructed for Walgreens in 2006, contains 9,786 SF of mostly open space on the first floor, as well as 4,796 SF of space on the second-floor mezzanine level.

c) **Photographs of the property are highly suggested**



d) **The RFP Respondent shall also include reasonable times when the property will be available for the Town to view**

Please contact Tim Macrae at tim@azadlegacy.com (please cc bob@azadlegacy.com) or by calling (513) 833-6088 to schedule a showing.

2. Certificates

- a) A fully executed Certificate of Non-Collusion - EXHIBIT 2 (M.G.L. c.30B, §10)
(Attached)
- b) A fully executed Certificate of Tax Compliance - EXHIBIT 3 (M.G.L. c.62C, §49A)
(Attached)
- c) A fully executed Certificate of Corporate Authority - EXHIBIT 4, *if applicable*
(Not Applicable)
- d) A fully executed Certificate of Non-Debarment - EXHIBIT 5
(Attached)
- e) A fully executed Disclosure Statement for Transaction with a Public Agency
Concerning Real Property - EXHIBIT 6 (M.G.L. c.7C, §38)
(Attached)
- f) ~~A fully executed certification of compliance with:~~
 - ~~Conflict of Interest (M.G.L. c.268A)~~
 - ~~Unlawful Discrimination (M.G.L. c.151B)~~
 - ~~Pending Litigation (M.G.L. c.184, §15)~~*Disregarded per Addendum #1 - 9/8/2022*

3. Minimum Evaluation Criteria

A statement of compliance with the Minimum Evaluation Criteria Responses

The property complies with the Minimum Evaluation Criteria.

4. Comparative Evaluation Criteria

Completed Evaluation Criteria Responses

(Attached)

~~5. Completed Client List and Reference Form~~

Disregarded per Addendum #1 - 9/8/2022

~~6. Certificate of insurability from an insurance company that is licensed to do business in the Commonwealth of Massachusetts indicating that all the provisions of the specifications can be met~~

Disregarded per Addendum #1 - 9/8/2022

7. Primary Contact Information

The name, address, telephone number and email address of the individual submitting the Proposal who will serve as the organization's primary contact with the Town of Reading

Robert Parsekian

(617) 615-9691

bob@azadlegacy.com

C/O Azad Legacy Partners

131 Hartwell Avenue

Lexington, MA 02421

8. A statement of any legal proceedings

Pending or concluded within the past six (6) years relating to the leasing or purchasing of the proposed property

None.

Minimum Evaluation Criteria

1. Location of Property

17 Harnden Street, Reading, MA 01867

The land with the buildings thereon, situated in Reading, Middlesex County, Massachusetts and being shown as Parcel 1 on a plan entitled “ANR Plan Prepared for McGriff Reading, LLC, Harnden & Pleasant St., Reading, Massachusetts” prepared by Fuss & O’Neil Inc., dated June 12, 2006 and recorded with Middlesex South District Registry of Deeds as Plan 926 of 2006.

Together with the benefit of the easements as set forth in the deed from McGriff Reading, LLC dated July 21, 2006 and recorded with said Registry in Book 47854, Page 122

2. Required Materials

Proposals must include all due diligence materials prior to the Town’s determination of suitability of the proposed properties and acceptance of due diligence materials shall be at the Town’s sole discretion. Such materials shall include but not be limited to septic or wastewater capacity, asbestos surveys, lead based paint disclosures, mechanical, electrical, and plumbing reports.

Additional Due Diligence materials shall be provided upon signing of a Purchase and Sale Agreement.

3. Purchase of Land

a. Property Suitable for Desired Building

Advantageous (building size) **Passable** (property size)– The building is approximately 14,582 net rentable square feet (9,786 SF first floor, 4,796 SF mezzanine). The parcel is 15,103 SF or 0.35 acres. While the parcel itself doesn’t contain much outdoor space, the building is across the street the Town Common.

Land Parcels:

M: 22 L:70 – 17 Harnden Street

M: 22 L:72 – 0 Harnden Street

M:22 l:70 – 26 Pleasant Street

b. *Parking*

Highly Advantageous – The property contains 6 parking spaces as well as an easement with the adjacent lot with a total of 32 parking spaces.

c. *Property Location*

Highly Advantageous – the property is across the street from the Town Common/Town Hall and is located within the Business B (Bus B) zoning district. It is also located within the Downtown Smart Growth District (DSGD) overlay.

4. Purchase of a Building with Appurtenant Parking

a. *Minimum Criteria*

The building can be retrofitted to meet all building code requirements.

b. *Building Criteria*

Passable – the building contains more than 10,000 square feet with possible expansion.

c. *Parking*

Highly Advantageous- as described in subsection b of section 3 above.

d. *Property Location*

Highly Advantageous – as described in subsection c of section 3 above.

e. *Outdoor Space*

Passable – as described in subsection a of section 3 above – the property doesn't contain much usable outdoor space of its own but is very close to the Town Common which is across the street.

f. *Entrance*

Highly Advantageous – the entry is visible from the street and the building contains a canopy.

g. *Net Zero Energy (NZE) Design*

Unknown as to the NZE design specifications of the building.

EXHIBIT 1 – PRICE PROPOSAL FORM

Please provide the Total Purchase Price, including any and all Costs to the Town, with a detailed breakdown of all costs.

For the purpose of comparing proposals for Purchase of a Building, Line 2, Total Purchase Price, will be used.

1. TOTAL PURCHASE PRICE

\$7,000,000 less Seller Credit (estimated to be approximately \$2,000,000)
(In Figures)

2. TOTAL PURCHASE PRICE

Seven Million Dollars less Seller Credit estimated to be approximately Two Million Dollars
(In Words)

Provide a detailed breakdown of all costs to the Town. Use additional paper if necessary.

On behalf of the Person or Business Submitting the Proposal (“the “RFP Respondent”), having been duly authorized, I represent that:

The name and address of the RFP Respondent are:

BH Waltham II LLC

C/O Partel Management LLC 131 Hartwell Avenue, Lexington, MA 02421

The name, address, email address, and phone of the RFP Respondent’s principal contact person for all matters concerning this RFP are:

Robert Parsekian, C/O Azad Legacy Partners LLC, 131 Hartwell Avenue, Lexington, MA 02421

bob@azadlegacy.com (please cc partners@azadlegacy.com and tim@azadlegacy.com)

(617) 615-9691

The RFP Respondent acknowledges receipt of the following Addenda to the RFP:

Addendum 1 dated September 8, 2022

Addendum _____ dated _____

The RFP Respondent constitutes the following type of entity with the following principals (use separate sheet if necessary): If a corporation, the State of Incorporation and the officers and directors are:

If a limited liability company, the state of organization and the manager and members are:

Massachusetts. Manager: Partel Management LLC.

If a partnership or a limited partnership, the state of organization and the general partners are:

If a trust, name of trust, the state of organization, the trustees and the Registry book and page for the recorded trust instrument are:

If any other form of person or entity, specify the type of entity, state of organization and its principals:

This Proposal will remain subject to acceptance by the Town of Reading for 90 days after the date of submission of proposals or for such additional time as the Town and the RFP Respondent may agree in writing.



Signature

Robert Parsekian

Name of Person Signing

Authorized Person

Title

8/15/22

Date

bob@azadlegacy.com

Email Address

(617) 615-9691

Telephone Number

| 2022 | | DRAFT - SELECT BOARD AGENDAS | | 2022 | |
|-------------------|--|----------------------------------|--|----------------------|--|
| | | Staff Responsibility | | Estimated start time | |
| 10/5/2022 | | | | | |
| October 25, 2022 | | Tuesday | | | |
| | Overview of Meeting | Dockser | | 7:00 | |
| | Public Comment | Board | | 7:05 | |
| | SB Liaison & Town Manager Reports | Board | | 7:10 | |
| | ReCalc Update | ReCalc | | 7:20 | |
| | ReCalc Preliminary Survey Update | Umass Boston | | 7:30 | |
| HEARING | Tax Classification | Santaniello & Board of Assessors | | 7:50 | |
| | Presentation on Pay Class Study for Non Union Employees | Donahue | | 8:30 | |
| | Vote on Revised Classification Plan | Board | | 8:45 | |
| | Discuss Future Agendas | Board | | 9:00 | |
| | Approve Meeting Minutes | Board | | 9:15 | |
| October 26, 2022 | | Tuesday | | | |
| | Attend Second Financial Forum | | | | |
| November 8, 2022 | State Election | Tuesday | | | |
| November 14, 2022 | | Monday | | | |
| November 15, 2022 | | Tuesday | | | |
| | Overview of Meeting | Dockser | | 7:00 | |
| | Public Comment | Board | | 7:05 | |
| | SB Liaison & Town Manager Reports | Board | | 7:10 | |
| | Vote to Accept Gift of New Baseball Field at Joshua Eaton | Board | | 8:00 | |
| Hearing | Traffic Improvements: Stops Signs to Hillcrest Rd and Copeland Rd. | Lt. Jones | | 8:45 | |
| | Discuss Future Agendas | Board | | 9:00 | |
| | Approve Meeting Minutes | Board | | 9:15 | |
| 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 | | | |
| | Overview of Meeting | Dockser | | 7:00 | |
| | Public Comment | Board | | 7:05 | |
| | SB Liaison & Town Manager Reports | Board | | 7:10 | |
| | ReCalc Final Survey Update | Umass Boston | | | |
| | Director of Equity and Social Justice Update | | | | |
| | Vote to Approve Licenses (delegated to Town Manager's Office) | | | | |
| | Vote to Approve Liquor Licenses | | | | |
| | Discuss Future Agendas | Board | | | |
| | Approve Meeting Minutes | Board | | | |

| 2022 | | DRAFT - SELECT BOARD AGENDAS | | 2022 | |
|--------------------------|---|------------------------------|----------------------|------|-----------|
| | | Staff Responsibility | Estimated start time | | |
| <i>10/5/2022</i> | | | | | |
| December 7, 2002 | | Wednesday | | | |
| | Town Department FY24 budgets | | | | |
| | | | | | |
| December 13, 2022 | | Tuesday | | | |
| | Town Department FY24 budgets | | | | |
| | VASC Policy Changes and Recommendations | VASC | | | |
| December 14, 2022 | | Wednesday | | | |
| | Town Department FY24 budgets (if needed) | | | | |
| | | | | | |
| | Future Meetings - Agenda Items | | | | |
| | 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 | | | |
| | 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 | | | | |

| DRAFT - SELECT BOARD AGENDAS | | |
|---|----------------------------|---------------------------------|
| 2023 | | Staff Responsibility |
| | | |
| January 10, 2023 | | Tuesday |
| | | |
| January 24, 2023 | | Tuesday |
| | | |
| February 7, 2023 | | Tuesday |
| | | |
| February 21, 2023 | | Tuesday |
| | | |
| March 7, 2023 | | Tuesday |
| | | |
| March 21, 2023 | | Tuesday |
| | | |
| April 4, 2023 | TOWN ELECTION | |
| | | |
| April 18, 2023 | | Tuesday |
| | | |
| April 24, 2023 | ANNUAL TOWN MEETING | |
| April 27, 2023 | ANNUAL TOWN MEETING | |
| May 1, 2023 | ANNUAL TOWN MEETING | |
| May 4, 2023 | ANNUAL TOWN MEETING | |
| | | |
| May 9, 2023 | | Tuesday |
| | | |
| May 23, 2023 | | Tuesday |
| | | |
| June 6, 2023 | | Tuesday |
| | | |
| June 20, 2023 | | Tuesday |
| | | |
| July 11, 2023 | | Tuesday |
| | | |
| August 1, 2023 | | Tuesday |
| | | |
| August 22, 2023 | | Tuesday |
| | | |
| September 12, 2023 | | Tuesday |
| | | |
| September 26, 2023 | | Tuesday |
| | | |
| October 10, 2023 | | Tuesday |
| | | |
| October 24, 2023 | | Tuesday |
| | | |
| November 7, 2023 | | Tuesday |

| | | |
|--------------------------|---|------------------|
| | | |
| | | |
| | | |
| November 13, 2023 | SUBSEQUENT TOWN MEETING | |
| November 16, 2023 | SUBSEQUENT TOWN MEETING | |
| November 20, 2023 | SUBSEQUENT TOWN MEETING | |
| | | |
| November 21, 2023 | | Tuesday |
| | | |
| November 27, 2023 | SUBSEQUENT TOWN MEETING | |
| | | |
| December 5, 2023 | | Tuesday |
| | Vote to approve annual licenses (delegated to TM Office) | |
| | Vote to approve Liquor Licenses | |
| | | |
| December 6, 2023 | | Wednesday |
| | Department Budget Presentations | |
| December 12, 2023 | | Tuesday |
| | Department Budget Presentations | |
| | | |
| | | |