



Town of Reading Meeting Posting with Agenda

2018-07-16 LAG

Board - Committee - Commission - Council:

Select Board

Date: 2022-11-15

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/86505884927</p> <p>Meeting ID: 865 0588 4927 One tap mobile +16465588656,,86505884927# US (New York) +16465189805,,86505884927# 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: 865 0588 4927 Find your local number: https://us06web.zoom.us/u/koHFZGYSE</p>	
7:00	Overview of Meeting	
7:05	Public Comment	
7:10	SB Liaison and Town Manager Reports (see Town Manager Memo in posted Select Board Packet for topics/items to be addressed)	
7:20	Public Hearing – Traffic Improvements: Stop Signs at Hillcrest Rd and Copeland Rd	

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

7:40	Vote to accept gift of new baseball field at Joshua Eaton	
8:00	Discussion of future locations of Pickleball Courts	
8:20	Presentation from Reading Ice Arena Authority and Discussion on Lease Renewal	
8:40	Discussion and Vote on Select Board Representative to Symonds Way Exploratory Committee	
9:00	Discussion and Vote on Placing Menorah on Town Common	
9:20	Discussion and Vote to submit letter of Support for Safe Routes to School Grant	
9:30	Discuss and Vote on VASC recommendations for various boards and committee appointments	
9:40	Discuss future agendas	
9:50	Approve meeting minutes	

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.



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: November 10, 2022
RE: Town Manager Memo for November 15th, 2022 Meeting

This week Town staff became aware of a flag or flag like banner located on private property. The flag includes a four-letter word that many people consider to be vulgar and offensive. The word is used to refer negatively to Present Biden.

Town Counsel was consulted and has advised that the Town refrain from initiating an enforcement action at this time. The First Amendment and Article 16 of the Massachusetts Constitution proscribe the Town from encroaching on residents' rights to free speech. Courts have found that political speech on private property is entitled to the highest form of protection. See, *Connick v. Myers*, 461 U.S. 138, 145 (1983) ("[S]peech on public issues occupies the highest run of the hierarchy of First Amendment values and is entitled to special protection." (citation omitted)), see also, *Matal v. Tam*, 137 S.Ct. 1744 (2017) ("Speech that demeans on the basis of race, ethnicity, gender, religion, age, disability, or any other similar ground is hateful; but the proudest boast of our free speech jurisprudence is that we protect the freedom to express the thought that we hate." (citation omitted)). The Supreme Court in *Reed v. Gilbert*, 576 U.S. 155, 171 (2015), made clear that any distinctions based on the content or purpose of a sign constitute content-based discrimination that must satisfy strict scrutiny, meaning that the restriction must be narrowly tailored to serve a compelling government interest. This is an extremely high burden to meet and one not met here.

While I recognize that the use of the word is offensive to many in our community, the Courts have consistently protected the right for the public to make such statements. In *Cohen v. California*, 403 U.S. 15 (1971), the Supreme Court held that California could not prohibit an individual from wearing a jacket containing the same four-letter word displayed at issue in Reading today, in relation to the Vietnam draft, noting:

In arguments before this Court much has been made of the claim that Cohen's distasteful mode of expression was thrust upon unwilling or unsuspecting viewers, and that the State might therefore legitimately act as it did in order to protect the sensitive from otherwise unavoidable exposure to appellant's crude form of protest. Of course, the mere presumed presence of unwitting listeners or viewers does not serve automatically to justify curtailing all speech capable of giving offense.

For, while the particular four-letter word being litigated here is perhaps more distasteful than most others of its genre, it is nevertheless often true that one man's vulgarity is another's lyric. Indeed, we think it is largely because governmental officials cannot make principled distinctions in this area that the Constitution leaves matters of taste and style so largely to the individual.

Id. at 21, 25.

The Town may impose content neutral time, place, and manner restrictions on signage, and has done so through the adoption of Article 8 of the Zoning Bylaw. However, Article 8.5.6 permits decorative banners or flags to be displayed on residential lots in residential districts without restriction to size or location.

I want to assure the Board that while the speech at issue here is protected under the First Amendment, there are limits to what residents can say in public. Certain categories of speech such as obscenity, defamation, fighting words, fraud, incitement, and speech integral to criminal conduct, can, consistently with the First Amendment, be regulated because of their constitutionally proscribable content. The Reading Police Department is aware of these limitations and will take appropriate action, to the extent such speech is present in our community.

This week, I have spoken to many residents and Town Meeting members regarding this issue. I welcome any resident to reach out to my office, if they have any questions or would like to discuss this further.

FAM



Ruth A. Bourquin
Senior & Managing Attorney
(617) 482-3170 ext. 348
rbourquin@aclum.org

August 25, 2020

Via Town Email Portal

Robert W. LeLacheur, Jr.
Town Manager
Town Hall
6 Lowell Street
Reading, MA 01867

Re: Reading Sign Bylaw and Political Signs

Dear Manager LeLacheur:

It has been brought to the attention of the American Civil Liberties Union of Massachusetts (“ACLUM”) that at least one resident of the Town has been cited for being in violation of the Town’s bylaw governing signs, including political signs, and is being pressured to take them down. Specifically, on August 18, 2020, Kim Saunders, the Town’s permits coordinator, wrote to Mr. Michael Mackeil of 3 Putnam Road saying:

Good morning

I am sending this email to let you know the Town has received quite a few complaints regarding the election sign that is on your property. The size of the sign does not comply with the Zoning Bylaw – Section 8.3. i For a period of time beginning 60 days before a Town of Reading municipal election, a Commonwealth of Massachusetts election, or a federal election, and ending two (2) days after the date of the election. Multiple signs each no more than 6 square feet are allowed.

Please address this violation as soon as possible.

Thank you in advance.

Kim Saunders
Permits Coordinator
Public Services Department
Town of Reading
781.942.6620

A Notice of Violation, dated the same day and imposing a \$100 fine, was also received by Mr. Mackeil.

While many reasonable people could and do object to any advocacy for re-election of the current occupant of the White House, such as that expressed through Mr. Mackeil's signs, we write to highlight that the Town's sign bylaw, generally and specifically as applied to political signs, is unconstitutional. As explained more below, it blatantly discriminates based on the content of signs and prohibits too much political speech on private property. It therefore is invalid under the First Amendment to the United States Constitution and Article 16 of the Massachusetts Declaration of Rights.

We therefore urge you to cease and desist in its enforcement, including as to political signs. In addition to restating the key legal points below, we also direct you to the open letter to cities and towns of Massachusetts that we provided through the Massachusetts Municipal Lawyers Association last year: https://www.aclum.org/sites/default/files/20190423_open_letter_to_towns.pdf

Content Discrimination

The Reading Sign ordinance contains clear content-based discrimination that cannot satisfy strict scrutiny.

The U.S. Supreme Court in *Reed v. Gilbert*, 576 U.S. 155, 171 (2015), made clear that any distinctions based on the content or purpose of a sign constitute content-based discrimination that must satisfy strict scrutiny – a very difficult standard to meet. Zoning Bylaw Sections 8.3 through 8.6 are rife with content discrimination. On a positive note, everyone has a right to have one temporary sign on their property year-round. But an unlimited number of unlit directional or instructional signs, and signs qualifying as “original art,” are allowed throughout the year under 8.3b and d. Similarly, under 8.3e i through iii, additional signs related to construction or development are allowed for a period of a year or even longer. And, under 8.3e iv, additional “for sale” signs are allowed as long as the property is on the market.

Yet, under 8.3e vii, residents are not allowed to express their political views on their own property with more than the one generally allowed temporary sign, except for 60 days before and 2 days after an election. And unlike the huge construction signs that are allowed under e i through iii, political signs cannot be more than 6 feet square.

The Reading bylaw is full of other content-based distinctions too numerous to list here. But we note that, under Section 8.5.6, decorative banners or flags are allowed year round in any number because they are deemed not to be signs. While a distinction between other signs and signs qualifying as banners or flags is likely not

justified as a matter of constitutional law, given that Mr. Mackeil's signs appear to be banners hung on his own fence, it is not clear why this exemption has not been applied to him.

Excessive control of political speech on private property

In *City of Ladue v. Gilleo*, 512 U.S. 43, 58 (1994), the Supreme Court said:

A special respect for individual liberty in the home has long been part of our culture and our law; that principle has special resonance when the government seeks to constrain a person's ability to speak there. Most Americans would be understandably dismayed, given that tradition, to learn that it was illegal to display from their windows an 8-by-11-inch sign expressing their political views. Whereas the government's need to mediate among various competing uses, including expressive ones, for public streets and facilities is constant and unavoidable, its need to regulate temperate speech from the home is surely much less pressing. (citations omitted).

Accordingly, the Court in *City of Ladue*, held that an ordinance prohibiting homeowners from displaying any signs on their property except residence identification signs, for sale signs, and safety hazard warning signs was unconstitutional because it simply "prohibits too much speech." *Id.* at 55. The Court was specifically concerned that the ordinance broadly banned political signs on private property, or foreclosed an entire medium of communication to political speech. *Id.* Accordingly, restricting the display of political signs on private property is a violation of the First Amendment (and Article 16) rights of private individuals. *Members of the City Council of Los Angeles v. Taxpayers for Vincent*, 466 U.S. 789 (1984).

Indeed, in a lawsuit recently brought by ACLUM, the U.S. District Court declared unconstitutional and permanently enjoined the City of Holyoke from enforcing an ordinance, or any future ordinances, restricting lawn signs, particularly political signs, to certain months of the year. <https://www.aclum.org/en/cases/molloy-et-al-v-city-holyoke>. In its final judgment, the Court said Holyoke could only regulate signs on residential properties to the extent necessary to protect public safety. Judgment, ¶ 4. For indeed, the only government interest strong enough to even potentially justify restrictions on political speech on private residential property is public safety, such as the need to prevent signs from blocking visibility on the streets or otherwise impeding traffic safety.

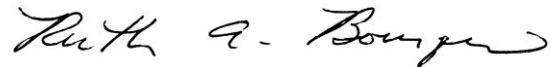
Conclusion

For all these reasons, the Town of Reading sign ordinance is unconstitutional, as is any imposition of sanctions based on it, including but not limited with regard to Mr. Mackeil. We therefore urge you to cease and desist in enforcement of it as

Page 4
Manager LeLacheur
August 25, 2020

currently written. As a courtesy, we also want to alert you to a prior case in which substantial attorneys' fees and costs were awarded when another community failed to follow the law set forth above. *Bell v. Baltimore County*, 550 F.Supp.2d 590 (D. Md. 2008).

Sincerely,

A handwritten signature in cursive script that reads "Ruth A. Bourquin".

Ruth A. Bourquin

cc: Michael Mackeil, by email, premierheritage@hotmail.com
Kim Saunders, by email ksaunders@ci.reading.ma.us
Mass. Municipal Lawyers Association c/o
James.lampke@lampkelaw.com

**Legal Notice
(Seal)
Town of Reading**

To the Inhabitants of the Town of Reading:

Please take notice that the Select Board of the Town of Reading will hold a public hearing on November 15, 2022 at 7:00 PM in the Select Board Meeting Room at Town Hall, 16 Lowell Street, Reading, MA or also available remotely on Zoom to act on proposed changes to the following Traffic and Parking Regulations:

- Amendment Number 2022-20; Official placement of an isolated stop sign located on Hillcrest Road at Prescott Street
- Amendment Number 2022-21; Official placement of an isolated stop sign located on Copeland Avenue at Prescott Street

A copy of the proposed documents regarding this topic will be in the Select Board packet on the website at www.readingma.gov

All interested parties are invited to attend the hearing in person or remotely via Zoom; or may submit their comments in writing or by email prior to 6:00 p.m. on November 15, 2022 to townmanager@ci.reading.ma.us

By order of
Fidel Maltez
Town Manager

To the Chronicle: Please publish on Tuesday, November 1st and November 8th, 2022

**Send the bill and tear sheet to: Town Managers Office
16 Lowell Street
Reading, MA 01867**



**Town of Reading
Amendment to the
Traffic and Parking Regulations**



Amendment Number: 2022-20

Date Filed: September 28, 2022

Filed By: Traffic and Safety Officer Michael S. Scouten

On Behalf of: Parking Traffic Transportation Task Force

Section 1:

Purpose of Amendment – Improve traffic safety at the intersection Hillcrest Road at Prescott Street.

Section 2:

Proposed Amendment: Official placement of an isolated stop sign.

Location on Street: Hillcrest Road at Prescott Street.

Regulation: Obedience to Isolated Stop Sign.

Pursuant to Article: 6.12.

Section 3:

Effective Date: Upon approval of the Select Board.

This act shall take effect upon its passage and the provisions above shall not expire.

Select Board:

Date Signed: _____



**Town of Reading
Amendment to the
Traffic and Parking Regulations**



Certification of Amendment:

The Town Clerk certifies that Amendment Number _____ above was _____ by the Select Board of the Town of Reading through an official vote occurring during a public hearing held on _____. The Amendment was _____ through a vote of _____ in favor and _____ opposed.

Town Clerk

Town Corporate Seal



**Town of Reading
Amendment to the
Traffic and Parking Regulations**



Amendment Number: 2022-21

Date Filed: September 28, 2022

Filed By: Traffic and Safety Officer Michael S. Scouten

On Behalf of: Parking Traffic Transportation Task Force

Section 1:

Purpose of Amendment – Improve traffic safety at the intersection Copeland Avenue at Prescott Street.

Section 2:

Proposed Amendment: Official placement of an isolated stop sign.

Location on Street: Copeland Avenue at Prescott Street.

Regulation: Obedience to Isolated Stop Sign.

Pursuant to Article: 6.12.

Section 3:

Effective Date: Upon approval of the Select Board.

This act shall take effect upon its passage and the provisions above shall not expire.

Select Board:

Date Signed: _____



**Town of Reading
Amendment to the
Traffic and Parking Regulations**



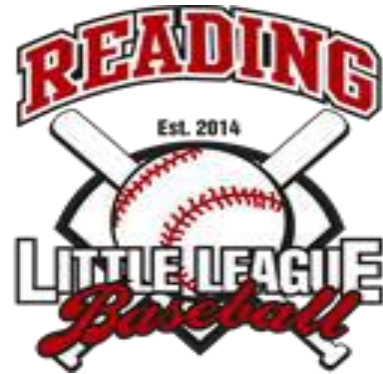
Certification of Amendment:

The Town Clerk certifies that Amendment Number _____ above was _____ by the Select Board of the Town of Reading through an official vote occurring during a public hearing held on _____. The Amendment was _____ through a vote of _____ in favor and _____ opposed.

Town Clerk

Town Corporate Seal

READING LITTLE LEAGUE



BASEBALL FIELD DONATION AT JOSHUA EATON

Presentation to the Select Board on 11.15.22

CURRENT CONDITIONS AT JOSHUA EATON

- Two Fields → Field A & Field B
- Field B needs many repairs to allow for AA play



DONATION DETAILS

- Gift a regulation sized baseball field (46/60) at Joshua Eaton
- Includes appropriate backstop and safety fencing
- Less expensive to build a new field than redo Field B
- Field B can still be used for T-ball
- Total donation amount would be around \$35,000
- Will schedule construction time to minimize impact on school activities
- Reading Little League has made several successful donations to the Town over the years.
 - New scoreboards at Hunt Field & Tennis Court Field (Majors)
 - New dugouts at Hunt Field & Tennis Court Field (Majors)
 - Infield overhauls at Hunt Field & Tennis Court Field (Majors)
 - Batting Cages at Birch Meadow Complex



FEEDBACK & SUPPORT

TOWN & SCHOOL

- Recreation
- Recreation Committee
- DPW
- Conservation
- Building
- Principal



NEIGHBORHOOD

- Letters were sent out by Reading Recreation to abutters to attend the October monthly Recreation Committee Meeting to give input
- Abutters main concern was parking if a third field was placed at Joshua Eaton



QUESTIONS?

Evolution of Pickleball

What's the big "dill"?

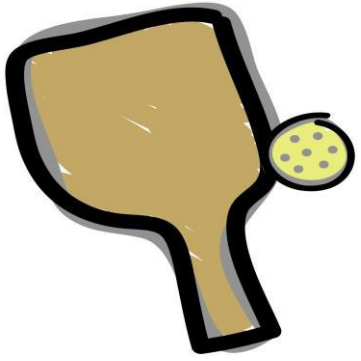


Informational presentation by Reading Recreation to the
Select Board on 11.15.22

What is Pickleball?

An indoor or outdoor racket/paddle sport where two players (singles), or four players (doubles), hit a perforated hollow polymer ball over a 36-inch-high (0.91 m) net using solid-faced paddles. Opponents on either side of the net hit the ball back and forth until one side commits a rule infraction. Pickleball was invented in 1965 as a children's backyard game on Bainbridge Island, Washington, USA.





Pickleball Growth in the USA

- ▶ A 2022 report from the Sports & Fitness Industry Association called it the fastest growing sport in America, with 4.8 million players nationwide (a near 40 percent increase from 2020).
- ▶ Growth of total participants from 2020 to 2021 was the fastest among players under 24 years of age (21%)
- ▶ 60% of total participants are men and 40% are women; with a slightly faster rate of growth among women
- ▶ There are now an estimated 35,000 dedicated pickleball courts in the U.S., more than double the number from five years ago.

Reading Recreation and Pickleball



- ▶ Reading Recreation first began offering Pickleball in 2014
- ▶ Since 2014, Reading Recreation has offered 239 Pickleball Programs in addition to the usage of Free Play at Memorial Park through Play Local. Recreation also has purchased 2 Douglas Premier PPS-22SQ Heavy Duty Pickleball Net Systems to keep on the outdoor courts at Memorial.
 - ▶ Memorial Court bookings - courts are consistently booked out two weeks in advance
- ▶ Programming began at the Courts behind the playground @ the HS and eventually programming demands expanded and also occurred at the Tennis Courts @ Memorial Park, in the Coolidge Gym, Joshua Eaton Gym, Birch Meadow Gym, RMHS Field House & Parker Gym
- ▶ There have been a total of 2,141 program enrollments (these are not unique participants - there are duplicates)
- ▶ Due to lack of indoor play space - we often have extensive waitlists for our indoor offerings

Town of Reading current pickleball facilities



**Memorial Park
4 Courts**



**RMHS
4 Courts**

Staff & Rec Committee ideas for expansion

- ▶ Sturges Park (multi-use or dedicated facility)
- ▶ Barrows (multi-use or dedicated facility. Game play cannot happen during school hours.)
- ▶ Washington Park (explore half-court basketball area for 1 pickleball court. Already another full-court basketball facility on site.)
- ▶ “Friends of Reading Pickleball”
- ▶ Phase II of Birch Meadow Master Plan dedicates 8 pickleball lighted courts (already outlined on the conceptual and design plans)



Existing conditions at Barrows

Currently 2 tennis courts and 1 basketball court



Existing conditions at Sturges

Currently 1 tennis court and 1 basketball court

Looking ahead to another facility



Half-Court Basketball, 2 Pickleball Courts (1 multi-use)



8 dedicated Pickleball Courts
(already in Birch Meadow Master Plan)



Full-Court Basketball, 1 Pickleball Court

Reading Ice Arena Authority Inc.

51 Symonds Way

Reading, MA 01867

(781) 942-2271

Fax (781) 942-0423

September 22, 2022

Mr. Fidel Maltez
Town Manager
Town of Reading
16 Lowell St.
Reading, Ma 01867

Dear Mr. Maltez,

In accordance with article 2 of the Lease Agreement for Operation and Management of the Nelson S. Burbank Ice Arena dated December 20, 2011 and commencing on February 24, 2013, please accept this letter as Reading Ice Arena Authority, Incorporated's (RIAA, Inc.) desire to extend said lease for the first ten (10) year extension commencing February 24, 2023.

Respectfully submitted,



David Hunter
RIAA Treasurer

cc: Town of Reading, MA Town Counsel

**LEASE AGREEMENT -
OPERATION AND MANAGEMENT OF
THE NELSON S. BURBANK ICE ARENA**

This Lease Agreement made by and between the TOWN OF READING, a municipal corporation, with offices at 16 Lowell Street, Reading, Middlesex County, MA (the "Town") acting by and through its Board of Selectmen, without personal liability for any of the members thereof, (hereinafter the "Town"), and READING ICE ARENA AUTHORITY, INC., a corporation duly organized under M.G.L. Chapter 180, with a principal place of business at 51 Symonds Way, Reading, Massachusetts, (hereinafter the "Tenant"). The words "Town" and "Tenant" shall include the parties hereto and their successors and assigns, where the context so admits.

RECITALS

Whereas, pursuant to M.G.L. c.30B, the Town issued a Request for Proposals entitled "Operation and Management of the Nelson S. Burbank Ice Arena, 51 Symonds Way, Reading, MA; and

Whereas, the Tenant submitted a Proposal for the lease of the Nelson S. Burbank Ice Arena dated October 19, 2011; and

Whereas, the Reading Board of Selectmen, being duly authorized by Article 13 of the April 25, 2011 Annual Town Meeting, voted to award the lease to the Tenant subject to the terms and conditions set forth herein;

NOW THEREFORE, in consideration of the full and complete performance of all terms, covenants, and conditions herein contained to be performed by the Town and the Tenant, the parties hereto hereby agree as follows:

1. PREMISES: The Town agrees to lease to the Tenant, and the Tenant agrees to lease from the Town, a certain parcel of land of approximately 4.45 acres with the ice skating rink building located thereon known as the *Nelson S. Burbank Ice Arena* and other structures thereon (hereinafter collectively called the Premises) situated at 51 Symonds Way, Reading, Middlesex County, Massachusetts, and being shown on the sketch attached hereto and marked Exhibit A, together with the appurtenant right to use Symonds Way, in common with others legally entitled thereto, for all purposes for which public ways may be used in the Town of Reading, Massachusetts, including but not limited to pedestrian, vehicular access as well as utility, water, sewer, electric

and communication connections. The Premises are being leased in their "as is" condition. The Tenant is solely responsible for obtaining any and all permits, approvals, waivers, releases or any other requirements for the future use and occupancy of the Premises.

2. TERM AND EXTENSION: The term of this lease shall be for ten (10) years commencing on February 24, 2013, which is the expiration date of the current lease as to the Premises. The Tenant may extend the term of this lease for two (2) successive terms of ten (10) years each, provided the Tenant is not then in default of the terms of this lease, in accordance with the following procedure: The Tenant shall give notice to the Town of the Tenant's intention to so extend no less than ninety (90) days prior to the expiration of the then current ten-year lease term. Nevertheless, to avoid inadvertently missing an extension option notice deadline, if the Tenant has not exercised the option to extend by such deadline, the Town shall so advise the Tenant of such fact in writing, and the Tenant shall have 14 days after the receipt of such reminder from the Town to exercise such right to extend.

3. RENT: The rent to be paid by the Tenant to the Town shall be calculated and based on the following: First: The gross income received by the Tenant from its rink operations shall be used first to pay operating costs and expenses for the rink on the Premises. Second: The remaining income shall be used to establish and replenish a cash contingency reserve to be held by the Tenant. The cash contingency reserve shall be established for the purpose of covering significant repairs, capital costs and replacement and contingency costs and non-insured losses or liabilities. The contingency reserve shall not exceed \$300,000 at any given moment without permission from the Board of Selectmen. Nevertheless, the \$300,000 cap shall increase to reflect increases in the consumer price index using the Boston Area CPI-U, from the date of this lease. Third: Income then remaining shall be paid to the Town, as rent. Amounts due to the Town shall be paid annually on or before March 15.

Gross income includes income from rink operations, such as ice rentals, the sale of merchandise, food, beverages, services, gift certificates or merchandise certificates, and all other receipts from activities conducted at the Premises, including all deposits not refundable to purchasers, receipts of sales through any vending machines or other coin or token operated device and rental paid by any subtenant or

otherwise at, in, on about or from the Premises. Gross income shall not, however, include any sums collected and remitted for any retail sales tax or retail excise tax imposed by any duly constituted governmental authority and separately stated, or local option meals tax, nor shall they include any exchange of goods or merchandise, nor the amount of any cash or credit refund made upon any sale where the merchandise sold, or some part thereof, is thereafter returned by the purchaser and accepted by Tenant, nor shall they include any donations or gifts made to the Tenant. Calculation of gross income shall be on a cash basis, not on an accrual basis.

Operating expenses include but are not limited to labor and management costs, insurance premiums and deductibles, utilities, maintenance, repairs, replacements, taxes, interest payments, promotion and advertising, refunds and credits, security, rentals, supplies, service contracts, settlement payments, landscaping, plowing, custodial services, professional and consulting services and fees, banking services and communication services.

The Tenant shall provide the Town with an annual income and expense statement as to the Tenant's operation for the year, which statement shall be provided within 120 days after the end of each of Tenant's fiscal years. The Town has the right to audit the books and financial records of Tenant annually, at the Town's expense. The Tenant shall keep its financial records in accordance with generally accepted accounting practices, consistently applied.

4. UTILITIES: The Tenant shall pay, as they become due, all bills for electricity, water and sewerage and any other utilities that are furnished to the Premises.

5. USES: The Premises shall be used only for an ice skating rink arena for ice skating and related activities and for accessory uses, including a snack bar and skate shop incidental to the primary use of ice skating and for such additional uses as may be allowed by the Board of Selectmen.

6. INSURANCE: The Tenant shall, at its own expense and as part of operating expenses, maintain public liability and property damage insurance covering the Premises, insuring the Tenant and the Town against any and all loss or claims arising out of the Tenant's use of the Premises and all operations of the Tenant, wherever located,

including the skating rink, parking area and access ways, and all other facilities or areas used by the Tenant under the lease agreement, or from any act or omission of the Tenant, its agents, servants, employees, or permittees. Tenant shall obtain and maintain during the lease term the following insurance:

6.1 Fire Insurance: Tenant shall obtain and maintain fire and other casualty insurance on the Premises in responsible insurance companies qualified to do business in the Commonwealth of Massachusetts and in good standing therein. Such insurance shall be for at least eighty (80%) percent of the replacement cost (less depreciation) of the arena building on the Premises.

6.2 Liability Insurance: Tenant shall obtain and maintain with respect to the Premises and any activity or uses thereof, comprehensive public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) per occurrence with a general aggregate limit of not less than \$2,000,000. Combined single limit for each occurrence and in the aggregate in companies insuring the Town as an additional insured as well as the Tenant against injury to persons or damage to property as provided. The Tenant shall deposit with certificates of such liability insurance with the Town prior to commencement of the lease term. Such insurance or certificate shall provide that such policy shall not be cancelled without at least ten (10) days prior written notice to the Town.

6.3 Umbrella Liability: The Tenant shall obtain and maintain an Umbrella Liability policy of insurance with limits of \$2,000,000 Occurrence/\$2,000,000 Aggregate, and the Umbrella Liability policy shall name the Town of Reading as an additional insured.

6.4 Worker's Compensation Insurance: The Tenant shall obtain and maintain such worker's compensation insurance on its employees as is required by law.

6.5 Proceeds: Insurance proceeds paid as a result of a casualty or damage to the Premises shall be used for rebuilding or replacing such improvements on the Premises unless the Town and Tenant agree to the contrary.

7. MAINTENANCE AND REPAIR: The Tenant will be responsible for all regular and routine maintenance of the Premises, the parking areas, on-site accessways, drainage systems and on-site utilities and will keep the building and all appurtenances in good repair, damage by fire and other casualty only excepted. The Tenant will be responsible for custodial maintenance of the Premises. Symonds Way is a public way which the Town shall continue to maintain and to snow plow.

8. IMPROVEMENTS: The Tenant may make improvements and alterations to the Premises, provided all required permits and approvals are obtained to do so and all such work shall be done in accordance with applicable codes and are done in a good and workmanlike manner. All improvements and alterations shall meet the construction and design standards of the State Building Code, all other applicable laws and the Americans with Disabilities Act.

All improvements made to the Premises shall become part of the property and title thereto shall pass to the Town. This provision shall not apply to the personal property of the Tenant that are not permanently affixed to the Premises. Improvements requiring a building permit shall have the prior approval of the Town through the Town Manager.

9. UTILITIES: The Tenant will be responsible for the payment of all utility costs,

10. QUIET ENJOYMENT: The Tenant shall have the right of quiet enjoyment of the Premises during the lease term and extensions.

11. NO DISCRIMINATION: The Tenant shall not unlawfully discriminate against any person on the basis of sex, sexual orientation, age, race, national origin, or religion.

12. STORAGE: The Tenant shall provide storage for Reading Youth Hockey, Reading Youth Baseball and Reading Senior Baseball, consistent with past practices and to the extent there are available storage areas.

13. PREFERENTIAL ACCESS: The Tenant shall provide preferential access to the arena to the Reading High School Boys and Girls Varsity

Hockey Teams at reasonable times, and at a reasonable price as it has done in the past. The tenant shall provide dedicated locker room space for the Reading High School Boys and Girls Hockey Teams.

14. COMMUNITY OUTREACH: The Tenant shall be responsible for all advertising and public outreach activities associated with the Premises.

15. ASSIGNMENT: The Tenant shall not assign, transfer, sublet, convey or otherwise dispose of the whole or any part of the Premises (other than the right to sublet or consign a skating shop and snack bar) to any other person, firm, partnership, company or corporation without the previous consent in writing of the Town. Said consent is to be entirely at Town's sole discretion. Notwithstanding such consent, Tenant shall remain liable at all times to Town for the full performance of the covenants and conditions of this Lease. Should the Tenant attempt any of the above without written consent of the Town, the Town reserves the right to declare the Tenant in default and terminate the lease for cause.

16. TOWN'S ACCESS: The Town or duly authorized agents of the Town may, at reasonable times and upon written request (which may be done via fax or email), enter to inspect, test and view the Premises and may do so without any hindrance or molestation by the Tenant.

17. INDEMNIFICATION AND LIABILITY: The Tenant shall save the Town harmless from all loss and damage occasioned by Tenant's use and occupancy of the Premises, from the use, escape, release or discharge of water or by the bursting of pipes, as well as from any claim or damage resulting from release or disposal of hazardous or noxious materials hereafter by Tenant or from neglect in not removing snow and ice from the arena, parking areas and the sidewalks on the Premises, or by any nuisance made or suffered on the Premises by the Tenant or its invitees, agents, servants or employees, unless such loss is caused either by (a) the neglect or wrongful conduct of the Town or its agents, servants or employees or (b) any person using the Premises for access to the remaining land of the Town. Tenant further indemnifies, exonerates and agrees to hold Town harmless from and against any loss, damage, liability or expense, including reasonable attorneys' fees, to which the Town may be subjected or incur by virtue of the default of the Tenant under this lease. Town indemnifies, exonerates and agrees to hold Tenant harmless from and against any loss, damage, liability or

expense, including reasonable attorneys' fees, to which the Tenant may be subjected or incur by virtue of the default of the Town under this lease.

18. DEFAULT AND BANKRUPTCY: In the event the Tenant shall default in the payment of any installment of rent or other sum or payment herein specified and such default shall continue for thirty (30) days after written notice thereof; or the Tenant shall default in the observance or performance of any of Tenant's covenants, agreements or obligations hereunder and such default shall not be corrected within sixty (60) days after written notice thereof from the Town to the Tenant; or The Tenant shall be declared bankrupt or insolvent according to law, or, if any assignment shall be made of Tenant's property for the benefit of creditors, then the Town shall have the right thereafter, while such default continues, to declare the terms of this lease ended, and to proceed with a summary process action, without prejudice to any other lawful remedies which might be otherwise used for arrearages of rent or other defaults. The Tenant shall indemnify the Town against all loss of rent and other payments which the Town may incur by reason of such termination during the residue of the term. If the Tenant shall default, after reasonable notice thereof, in the observance or performance of any conditions or covenants on Tenant's part to be observed or performed under or by virtue of any of the provisions in any article of this lease, the Town, without being under any obligation to do so and without thereby waiving such default, may cure such default for the account and at the expense of the Tenant. If the Town makes any expenditures or incurs any obligations for payment of money in connection therewith, including but not limited to, reasonable attorney's fees in instituting, prosecuting or defending any action or proceeding, such sums paid or obligations insured, with interest at the prime rate as published in the Wall Street Journal plus three points as additional rent.

19. NOTICE: Any notice from one party to the other shall be either mailed via U.S. certified mail, return receipt requested, or delivered to an officer at the following places:

If to Town: Town Manager, Town of Reading, Town Hall, 16 Lowell Street, Reading, Massachusetts, 01867 with a copy to the Reading Town Counsel at its office at the time the notice is given.

If to Tenant: William J. Jennings, President, Reading Ice Arena Authority, Inc., 64 Haverhill Street, Reading, Massachusetts 01867, with copies to the Rink Manager, 51 Symonds Way, Reading, MA

01867 and to Latham Law Office LLC, 643 Main Street, Reading, Massachusetts 01867.

The place to which notice shall be given may be changed by either party upon written notice to the other party and shall be effective when the change of address is so mailed via certified mail, return receipt requested.

20. SURRENDER: At the expiration or the termination of this lease, the Tenant shall leave all improvements made upon the Premises in accordance with Paragraph 8 hereof, including but not limited to buildings, cooling equipment and ice maintenance equipment, (not including ice resurfacers) all of which become the property of Town. The Tenant shall deliver to the Town the Premises and all keys, locks thereto, and other fixtures connected therewith and all alterations and additions made to or upon the Premises, in good condition, damage by fire or other casualty only accepted. In the event of the Tenant's failure to remove any of Tenant's property which should be removed from the Premises, Town is hereby authorized, without liability to Tenant for loss or damage.

21. SIGNAGE: Tenant may maintain and replace the existing sign on the building and may place directional signs and signs on the southbound and northbound sides of Haverhill Street which signs shall be of the same size as the traffic signs to admonish traffic that it is approaching the accessway to the Premises. The location and size of new non-directional signs must be in accordance with the Reading Zoning Bylaw.

22. NOTICE OF LEASE: At the time of the signing of this lease, the Town and Tenant shall sign a notice of lease in recordable form sufficient to satisfy the lease notice requirements of M.G.L. Chapter 183, §4, which notice shall be recorded at the Middlesex South District Registry of Deeds by the Tenant. Recording information shall be provided to the Town.

23. ENVIRONMENTAL MATTERS: The Tenant shall not discharge or release oil, hazardous substances on the Premises. The Tenant shall indemnify and hold the Town harmless from and against all loss, cost, expense and liability for personal injury or property damage, including reasonable costs, including, without limitation, reasonable attorneys' fees, arising from or relating to any oil, hazardous waste, or hazardous substances collected, transported, stored, disposed of, treated, used,

generated or released on or from the Premises by Tenant or its assignees, subtenants, business invitees or licensees. Town shall indemnify and hold Tenant harmless from and against all loss, cost, expense and liability for personal injury or property damage, including, without limitation, reasonable attorneys' fees, arising from or related to any oil, hazardous substances or underground storage tanks at the Premises, only to the extent existing prior to commencement of the term of the prior lease between the Town and Tenant. The provisions of this section shall survive termination or expiration of this lease.

24. NO WAIVER: No consent, forbearance, delay or waiver, expressed or implied, by either party to or of any breach of any covenant, condition or duty of the other party shall be construed as a consent or waiver to or of any other breach of the same or any other covenant, condition or duty.

25. HOLDING OVER: In the event that Tenant remains in possession of the Premises after the expiration or termination of this lease or any extension thereof and without execution of a new lease, Tenant shall be deemed to be occupying the Premises without authority as a tenant at sufferance and no new tenancy shall be created and Tenant shall be liable to Town for all loss damage and expense which Town may incur.

26. GOVERNING LAWS: This lease shall be governed by, construed and enforced in accordance with the laws of the Commonwealth of Massachusetts.

27. CAPTIONS: It is agreed that the captions and titles in this lease are for convenience only and are not part of this lease and do not in any way limit or amplify the terms and provisions of this lease.

28. PARTIES BOUND AND BENEFITTED: All rights and liabilities herein given to, or imposed upon either of the parties hereto, shall extend to the successors and assigns of such party. The persons signing this lease on behalf of the Town do so in their capacity as Selectmen of the Town of Reading, Massachusetts, and are not bound individually and their personal estates are not bound or liable hereunder. The persons signing on behalf of the Tenant do so in their corporate capacity and neither they, nor the Board of Directors of Tenant or any other officers or agents of Tenant are bound individually and their personal estates are not bound or liable hereunder.

29. OPERATIONS: The following provisions shall be adhered to by the Tenant and at the Tenant's expense as to the operation of the skating arena on the Premises:

29.1 Hours: The skating arena shall not be opened for use between the hours of 12:01 a.m. and 6:00 a.m. without the consent of the Board of Selectmen.

29.2 Indoor Air Quality: Tenant shall maintain in the arena building an operating device to monitor the inside air quality. The Reading Board of Health may inspect the device and the air quality from time to time.

29.3 Security: The Tenant shall provide adequate security for major events in the Premises to assure good order in the Premises.

29.4 Clean-Up: The interior as well as the exterior of the building shall be kept in a clean and attractive condition.

29.5 Trash: Tenant shall be responsible for proper trash removal and disposal. The Tenant is encouraged to implement a materials recycling program.

29.6 Alcohol: No alcoholic beverages shall be stored, served or consumed at the Premises without the permission of and proper licensing by the Town.

29.7 General Operation: The arena shall be run in a professional manner. No activities shall be allowed to take place on the Premises which would be contrary to law.

29.8 Parking: Tenant is responsible to see that there is adequate parking on the Premises.

29.9 General Skating: The Tenant is aware of interest in public skating and Town's support for public skating. The Tenant will consider that desire for public skating in its scheduling of various uses of the arena.

30. DISCLOSURE STATEMENT: To the extent required by law, Tenant shall file a proper disclosure statement with the Deputy Commissioner of

Capital Planning and Operation of the Commonwealth of Massachusetts in accordance with M.G.L. Chapter 7, §40J.

31. WELL: The Tenant may drill and use a well on the Premises for all or some of Tenant's water needs provided that the well and use of that well conforms to all local, state and federal laws and regulations. The water from such well shall not be introduced into the Town of Reading sewer system, except with the permission of the Town. Plumbing involving well water shall not be connected to the Town of Reading water supply system.

32. ENCUMBRANCES: Tenant shall not permit any mortgages, Uniform Commercial Code/financing statements, mechanics' liens or other liens to be placed upon Town's interest in the Premises without the consent of the Board of Selectmen. In the event any involuntary liens are placed on the Tenant's interest in the Premises or improvements, Tenant shall cause such lien to be released of record forthwith and without cost to Town.

33. SEVERABILITY: If any provision of this Lease or portion of such provision or the application thereof to any person or circumstances is held invalid, the remainder of this lease (or the remainder of such provision) and the application thereof to other persons or circumstances shall not be affected thereby.

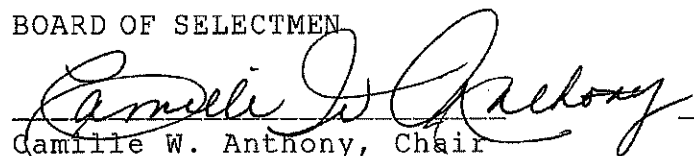
34. COMMUNICATION: A designated representative of the Tenant and the Town shall meet no less frequently than annually to discuss arena operations as may be requested by the Town.

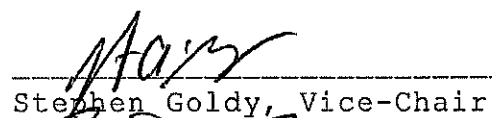
35. FORCE MAJEURE: A party shall not be in default under this Lease if that party's non-performance results from or arises out of strikes, lockouts, labor shortages, weather, material shortages, emergency action, civil commotion, fire, litigation, casualty, or any cause beyond the reasonable control of that party.

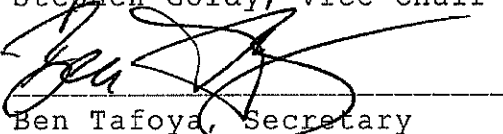
36. GOOD FAITH: Each party shall exercise good faith and fair dealings in this lease relationship. Wherever Town's approval, consent and/or agreement is required, such approval, consent or agreement shall not be unreasonably withheld, conditioned or delayed.

In Witness Whereof, the parties hereto have caused this Lease Agreement to be signed and sealed by their duly appointed and authorized agents on December 20, 2011.

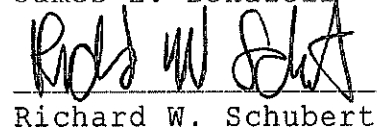
TOWN OF READING, MASSACHUSETTS
BOARD OF SELECTMEN


Camille W. Anthony, Chair


Stephen Goldy, Vice-Chair


Ben Tafoya, Secretary

James E. Bonazoli


Richard W. Schubert

READING ICE ARENA AUTHORITY, INC.

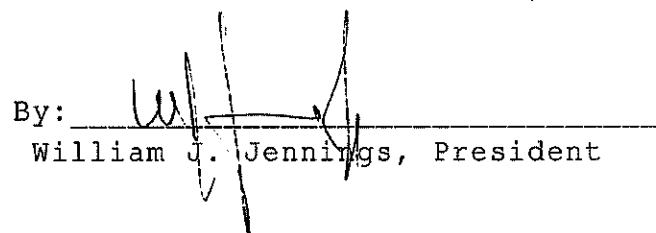
By: 
William J. Jennings, President

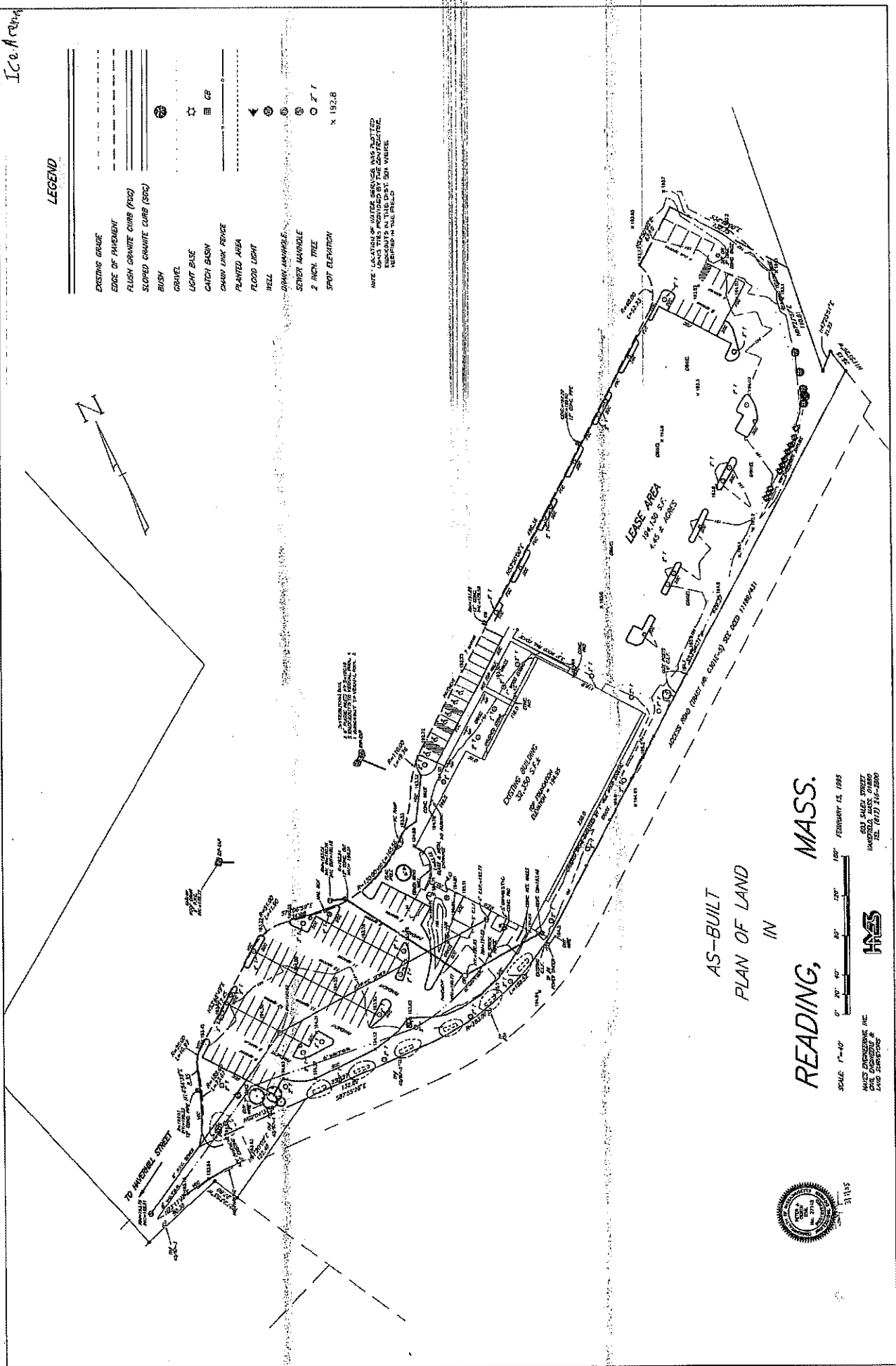
EXHIBIT A
Plan Showing Leased Area

AS-BUILT
Ice Area

LEGEND

- EXISTING GRADE
- EDGE OF PAVEMENT
- FLUSH GRANITE CURB (FGC)
- SLOPED GRANITE CURB (SGC)
- BUSH
- GRNVL.
- LIGHT BASE
- CATCH BASIN
- CHAIN LINK FENCE
- PLANTED AREA
- FLOOD LIGHT
- WELL
- SEWER MANHOLE
- SEWER MANHOLE
- 2 INCH TREE
- SPOT ELEVATION

NOTE: LOCATION OF WATER SERVICES WAS PLOTTED
ON THIS PLAN BY THE CONTRACTOR.
NOTED IN THE FIELD



AS-BUILT
PLAN OF LAND
IN

READING, MASS.

SCALE 1"=40' FEBRUARY 15, 1995

600 SALES STREET
WILMINGTON, MA 01897
TEL: (617) 234-2500



WILCOX ENGINEERING INC.
LAND SURVEYORS &
LAND CONTRACTORS

NOTICE OF LEASE

In accordance with the provisions of M.G.L. Chapter 183, §4, as amended, notice is hereby given of the following described lease:

Lessor: TOWN OF READING, MA

Lessee: READING ICE ARENA AUTHORITY, INC.

Date of Execution of Lease: December 20, 2011

Description of Leased Premises: The Nelson S. Burbank Ice Arena ("Burbank Arena") is located at 51 Symonds Way and is owned by the Town of Reading. The Burbank Arena was constructed on Town owned land and gifted to the Town by Nelson S. Burbank. The Burbank Arena is a one story structure consisting of 33,600 s.f., more or less, and located on approximately 4.45 acres of land. The Town's title reference is to a deed recorded with the Middlesex South Registry of Deeds in Book 11189, Page 431.

Term of Lease: Ten (10) years commencing on March 8, 2013. The current lease for the Burbank Arena will expire on March 8, 2013.

Rights of Extension: Two additional Ten (10) year terms.

Option to Purchase: None.

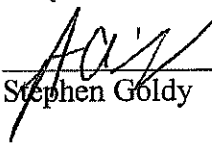
If the lease is terminated, Lessor is authorized to record a Notice of Termination of Lease with the Middlesex South Registry of Deeds, and the Notice of Termination of Lease shall be conclusive evidence of the termination of the Lease.

Witness the execution hereof under seal this _____ day of December 2011, by the Town of Reading, Massachusetts, acting by and through its Board of Selectmen, duly authorized by Article 13 of the April 25, 2011 Annual Town Meeting.

LESSOR:

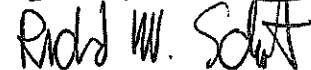
TOWN OF READING
By its BOARD OF SELECTMEN


Camille W. Anthony, Chair


Stephen Goldy

James E. Bonazoli


Ben Tafoya


Richard W. Schubert

COMMONWEALTH OF MASSACHUSETTS

County of Middlesex

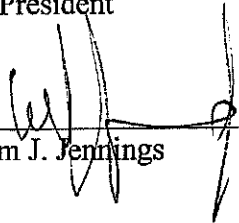
On this 20th day of December, 2011 before me, the undersigned notary public, personally appeared CAMILLE ANTHONY, STEPHEN GOLDY, BEN TAFOYA, RICHARD SCHUBERT, _____, proved to me through satisfactory evidence of identification, which was a photographic identification with signature issued by a federal or state governmental agency, to be the persons whose names are signed on the preceding or attached document or being personally known to me, acknowledged to me that they signed it voluntarily for its stated purpose in their capacity as a member of the Reading Board of Selectmen.


Notary Public

My commission expires
November 1, 2013

Witness the execution hereof under seal this _____ day of December 2011, by the Reading Ice Arena Authority, Inc., by William J. Jennings, its President, duly authorized by vote of its Board of Directors.

LESSOR:
READING ICE ARENA AUTHORITY, INC.
By its President



William J. Jennings

COMMONWEALTH OF MASSACHUSETTS

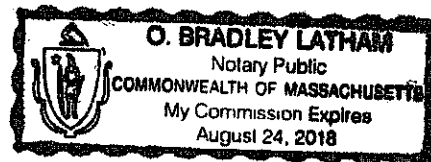
County of Middlesex

On this 6th day of December, 2011 before me, the undersigned notary public, personally appeared William J. Jennings, as President of Reading Ice Arena Authority, Inc., proved to me through satisfactory evidence of identification, which was a photographic identification with signature issued by a federal or state governmental agency, to be the person whose name is signed on the preceding or attached document, acknowledged to me that he signed it voluntarily for its stated purpose, on behalf of Reading Ice Arena Authority, Inc.



Notary Public

My commission expires



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) - **Angela Binda**
- 1 Community Planning & Development Commission (CPDC) Member (ex-officio, appointed by the CPDC committee) - **Heather Clish**
- 1 Conservation Committee Member (ex-officio, appointed by the Conservation committee) - **Andrew Dribin**
- 1 Permanent Building Committee Member (ex-officio, appointed by the Permanent Building Committee) - **Nancy Twomey**
- 1 School Committee Member (ex-officio, appointed by the School committee) - **Chuck Robinson**
- 1 Council on Aging Member, or Senior Advocate (ex-officio, appointed by the Council on Aging) - **Karen Janowski**

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 options for uses 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. SWEC will hold regular meetings and community outreach, SWEC will gather, analyze, and organize information for future planning decisions related to the best uses for this property.

The Committee shall consider the following:

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

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. The Committee will offer recommendations for potential funding options, if pursuing public development.

Deliverable The Committee shall begin its work in December 2022 and shall submit multiple options for development recommendations using an evaluation scheme to be determined by the committee 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.

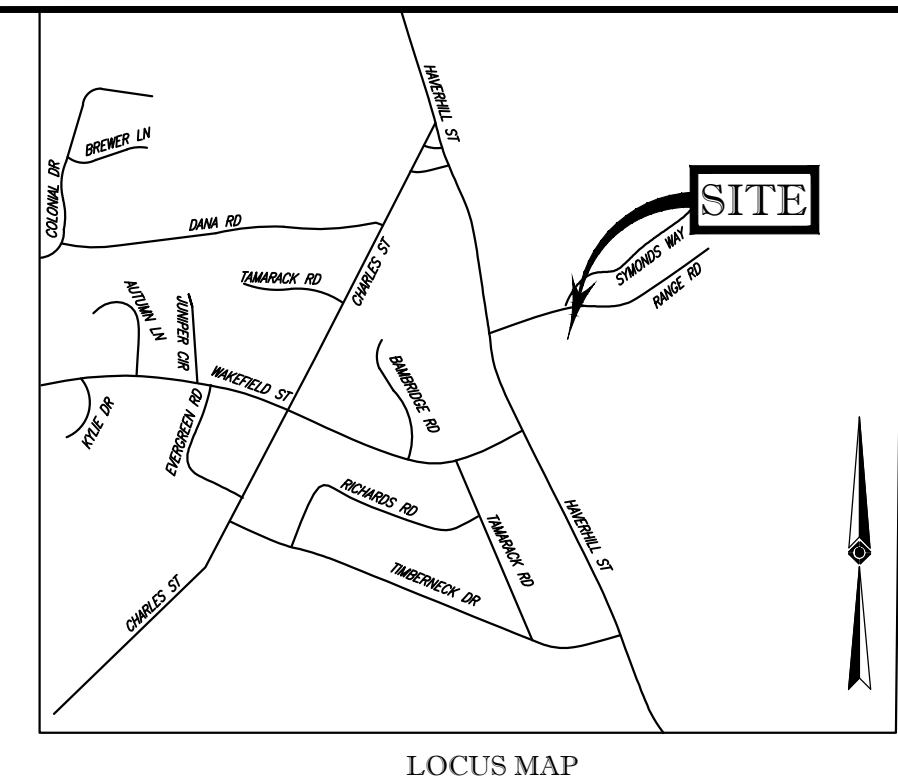
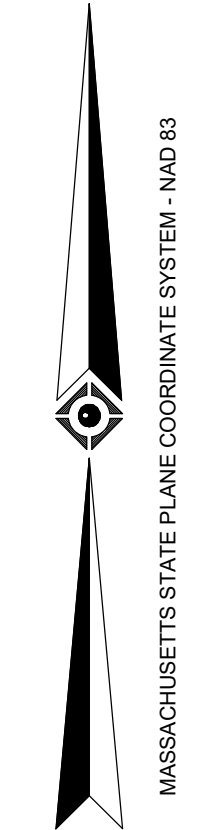
FOR REGISTRY USE ONLY

Haverhill Street
Public-50' Wide

Symonds Way
30' Wide (Per Ref #4)

Symonds Way
30' Wide (Per Ref #4)

Access & Utility Easement
(A.K.A. Range Road Per Ref #5)



LEGEND

	DELINEATION FLAG
	POINT OF BEGINNING

- NOTES:
- PROPERTY KNOWN AS LOT 133 AS SHOWN ON THE TOWN OF READING, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 35.
 - EXISTING LOT 133 AREA = 646.023 SQUARE FEET OR 14.831 ACRES. PROPOSED PARCEL A AREA = 431,844 SQUARE FEET OR 9.914 ACRES. PROPOSED PARCEL B AREA = 214,179 SQUARE FEET OR 4.917 ACRES.
 - THE LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARATION OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY.
 - EXISTING FIRM: BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE X SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. PER REF. #2).
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - THE DELINEATION LINE WAS PLACED IN THE FIELD BY WESTON & SAMPSON ON 03/23/2022, AND FIELD LOCATED BY CONTROL POINT ASSOCIATES, INC. ON 03/31/2022.
 - THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 133, MAP 35 INTO TWO PARCELS; SHOWN HEREON AS PROPOSED PARCEL "A" & PROPOSED PARCEL "B".
 - TOPOGRAPHIC CONTOURS ARE SHOWN HEREON PER MASSGIS 2013-2014 SANDY LIDAR DATA SET (DATA ACQUISITION FALL 2013 & SPRING 2014) PROVIDED BY WESTON & SAMPSON ENGINEERS, INC., AND REPRESENTS APPROXIMATE SURFACE ELEVATIONS AT A 2 FOOT INTERVAL ON THE NAVD88 VERTICAL DATUM. CONTOURS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY, AND ARE NOT INTENDED FOR USE IN SITE ENGINEERING DESIGN.

- REFERENCES:
- THE TAX ASSESSOR'S MAP OF READING, MIDDLESEX COUNTY, MAP 35, LOT 133.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, TOWN OF NORTH READING, TOWN OF READING, MIDDLESEX COUNTY, PANEL 312 OF 656," MAP NUMBER 25017C03I2E, EFFECTIVE JUNE 4, 2010.
 - MAP ENTITLED "PLAN OF LAND IN REDDING, MASS. OWNED BY: READING RIFLE & REVOLVER CLUB, INC. P.O. BOX 212 READING, MA. 01867 PREPARED BY GARRIT CONSULTING LAND SURVEYOR - SITE PLANNING, DATED OCT. 9, 1991 AND FILED IN MIDDLESEX REGISTRY OF DEEDS SOUTHERN DISTRICT, PLAN NO. 49-(1-3) OF 1996 RECD BOOK 25987 PAGE 226.
 - MAP ENTITLED "TOWN OF READING MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS STREET ACCEPTABLE PLAN SYMONDS WAY" PREPARED BY ENGINEERING DIVISION, DATED MARCH 1985, RECORDED IN THE MIDDLESEX REGISTRY OF DEEDS SOUTHERN DISTRICT AS PLAN NO.922 OF 2003.
 - ELECTRONIC CAD FILE CONTAINING LIDAR CONTOURS PROVIDED BY CLIENT, SEE NOTE #10.

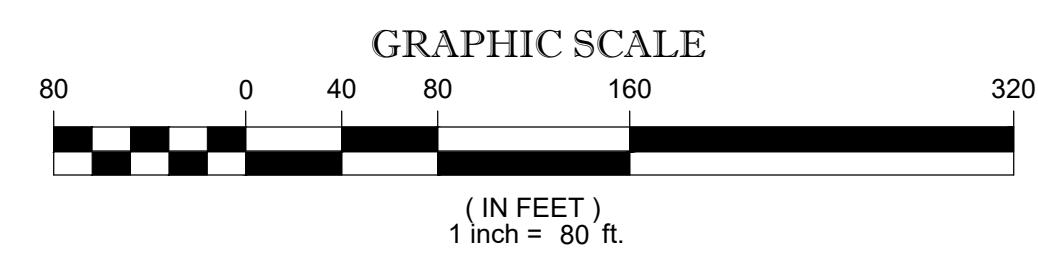
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

TOWN OF READING SELECT BOARD

CHAIRMAN	TOWN OF READING
SELECT BOARD	TOWN OF READING
SELECT BOARD	TOWN OF READING
SELECT BOARD	TOWN OF READING

DATE _____

THE SELECT BOARD'S ENDORSEMENT OF THE PLAN AS NOT REQUIRING APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT A DETERMINATION AS TO THE CONFORMANCE WITH THE TOWN OF READING ZONING BYLAW AND REGULATIONS.



THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS. NO NEW RIGHT OF WAY LINES ARE BEING CREATED AND THOSE SHOWN ARE EXISTING AND ARE NOT BEING CHANGED OR ALTERED.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL

GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

FIELD DATE	03-30-2022	APPROVAL NOT REQUIRED PLAN OF LAND			
FIELD BOOK NO.	22	WESTON & SAMPSON			
FIELD BOOK PG.	22-08 MA	HAVERHILL STREET			
FIELD CREW	C.W./Z.C.	LOT 133, MAP 35			
DRAWN	D.L.R.	TOWN OF READING, MIDDLESEX COUNTY			
APPROVED	B.A.V.	COMMONWEALTH OF MASSACHUSETTS			
DATE	6-22-2022	WARREN, NJ 908-668-0099			
SCALE	1" = 80'	MT LAUREL, NJ 609-857-2099			
FILE NO.	03-220120-00	ALBANY, NY 518-217-5010			
DWG. NO.	1 OF 1	ROCHESTER, NY 585-250-1764			
		PHILADELPHIA, PA 800-668-1819			
		CHALFONT, PA 215-712-9898			
		HAUPPAUGE, NY 631-580-2645			
		MANHATTAN, NY 646-780-0411			

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Cassandra Cascon
Community Grant Program Manager
Massachusetts Department of Transportation
10 Park Plaza, Suite 4160
Boston, MA 021166

Re: Safe Routes to School Grant Application – Town of Reading

Dear Ms. Cascon:

On behalf of the Reading Select Board, please accept this Letter of Support for Reading's Safe Routes to School grant application. We are extremely excited about this grant application and the impact that it will have on all our residents, specifically our students.

Reading's grant application focuses on the area surrounding our Birch Meadow Complex. The Birch Meadow area is home to our Birch Meadow Elementary School, our Arthur W. Coolidge Middle School, and our Reading Memorial High School. In addition, the complex is home to our athletic facilities that are used by all our students, as well as a diverse make-up of members of our community. Finally, the area houses the Reading YMCA, which is a huge community asset. In Reading we say that the Birch Meadow Complex is the heart of our community. However, we recognize that we can greatly improve safety, connectivity, and transportation facilities surrounding the Birch Meadow Complex. Earlier this year, our Town staff submitted a Complete Street grant that focused on improving sidewalk infrastructure on Auburn Street and Parkview Road.

Our Safe Routes to School grant application focuses on improving sidewalks and roadway infrastructure on Oakland Road, Hillside Road, and Birch Meadow Drive. This much needed infrastructure work will improve walkability, safety, and bicycle access for our students. Most importantly, it will improve vehicle traffic and safety on these critical corridors. We thank you for your assistance in helping bring this project to fruition.

Sincerely,

Mark L. Dockser, Chair

Karen Gately Herrick, Vice Chair

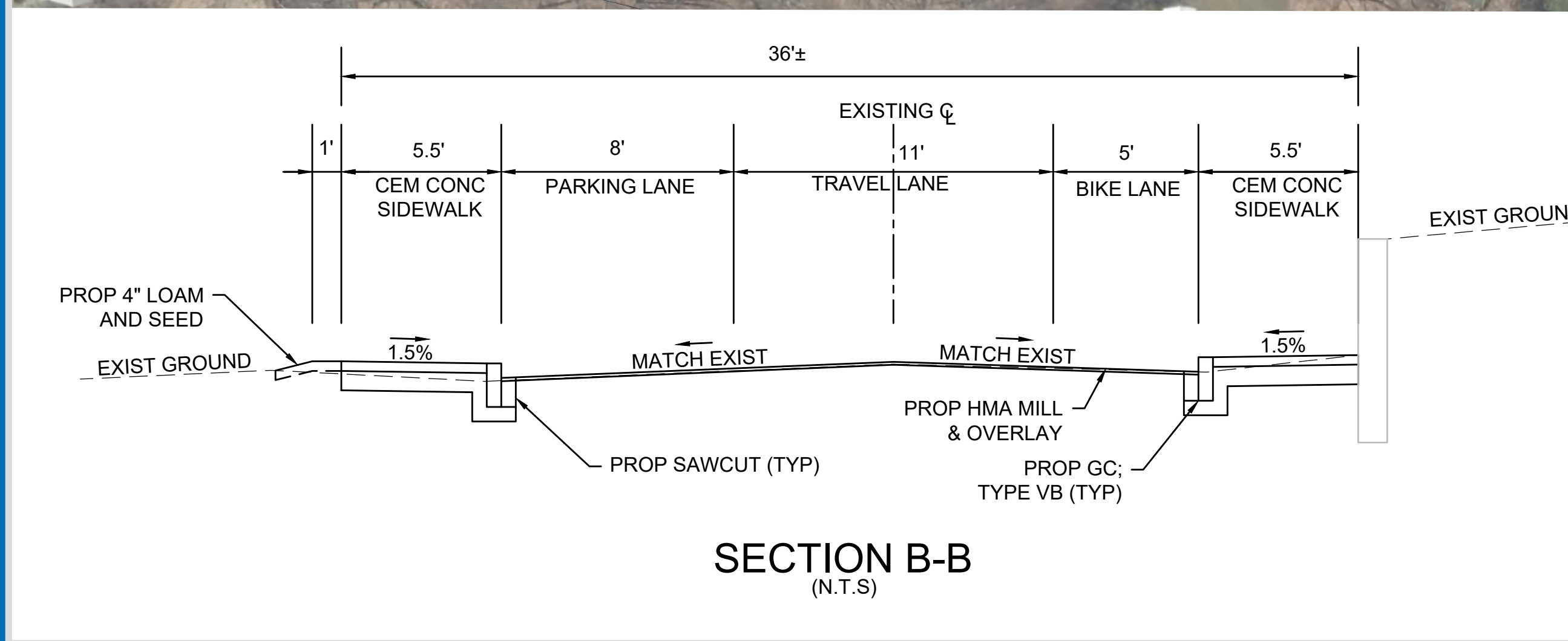
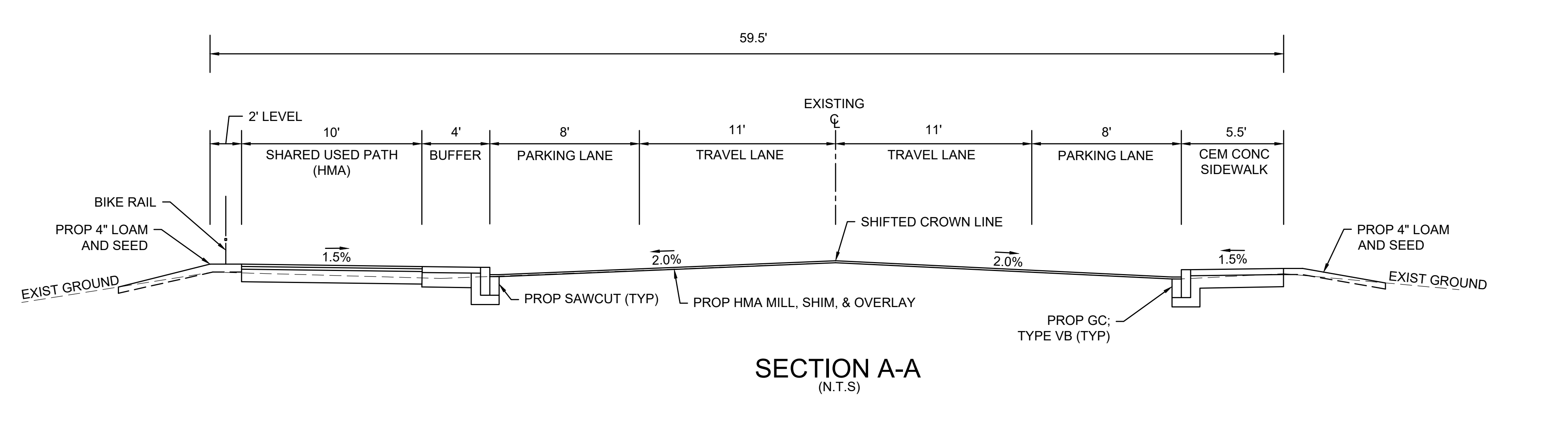
Christopher Haley, Secretary

Carlo Bacci

Jacqueline McCarthy



Multi-modal Improvements



SAFE ROUTES TO SCHOOL IMPROVEMENTS



Scale: 1" = 60'
November 9, 2022

- Legend**
- = Cement Concrete Sidewalk
 - = Cement Concrete Wheelchair Ramp
 - = Hardscape Buffer



**Oakland Road / Hillside Road
Reading, Massachusetts**



VOLUNTEER BOARD VACANCIES		
AS OF 11/8/2022		
<u>Board/Committee/Commission</u>	<u>Full</u>	<u>Associate</u>
Animal Control Appeals Committee	0	1
Board of Assessors	0	1
Board of Cemetery Trustees	0	3
Celebration Committee	1	0
Climate Advisory Committee	0	3
Commissioners of Trust Funds	0	2
Community Planning & Development Commission	1	0
Conservation Commission	2	3
Constables	1	0
Council on Aging	2	0
Cultural Council	0	3
Finance Committee	1	0
Historic District Commission	0	1
Mystic Valley Elder Services Board of Directors	1	0
Permanent Building Committee	0	2
Recreation Committee	2	3
Trails Committee	0	1
Zoning Board of Appeals	0	2

Visit <https://www.readingma.gov/515/Volunteer-Opportunities> for more information

Board/Committee	# Full Mbrs	Max # Assoc	Members	Full/ Assoc	Orig. Date	Term Ends
Council on Aging	10	6	Deborah Small	F	2018	2025
Council on Aging			Joan Coco	F	2017	2025
Council on Aging			VACANT	F		2025
Council on Aging			Karen Fotino	F	2020	2024
Council on Aging			Karen Pinette	F	2019	2024
Council on Aging			Marilyn Shapleigh	F	2014	2024
Council on Aging			VACANT (NZ)	F		2024
Council on Aging			John Parsons	F	2015	2023
Council on Aging			Sally Hoyt	F	2004	2023
Council on Aging			Sandra Shaffer	F	2014	2023
Council on Aging			Jacquelyn Behenna	A	2020	2024
Council on Aging			Rosemarie DeBenedetto	A	2022	2024
Council on Aging			Beverly Cunio	A	2022	2024
Council on Aging			Jolyn Ek	A	2014	2023
Council on Aging			Karen Janowski	A	2022	2023
Council on Aging			Nancy Tawadros	A	2022	2023
Recreation Committee	9	4	Eric Gaffen	F	2018	2025
Recreation Committee			Michael Coltman	F	2018	2025
Recreation Committee			VACANT	F		2025
Recreation Committee			Catherine Kaminer	F	1988	2024
Recreation Committee			VACANT	F		2024
Recreation Committee			Robert Weiden	F	2020	2024
Recreation Committee			Angela Binda	F	2020	2023
Recreation Committee			Chuck Robinson (Sch. Com.)	F	2021	2023
Recreation Committee			Richard Hand	F	2011	2023
Recreation Committee			VACANT	A		2024
Recreation Committee			VACANT	A		2024
Recreation Committee			Katelynn King	A	2021	2023
Recreation Committee			VACANT	A		2023
Trails Committee	5	3	David Williams	F	2008	2025
Trails Committee			Kathy Kelly	F	2018	2025
Trails Committee			Ray Vaillancourt	F	2021	2024
Trails Committee			Benjamin Ream	F	2018	2024
Trails Committee			William Finch	F	2011	2023
Trails Committee			John Kastrinos	A	2022	2024
Trails Committee			VACANT	A		2024
Trails Committee			Thomas Gardiner	A	2008	2023



Town of Reading
16 Lowell Street
Reading MA 01867

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781-942-9050

2022 SEP 14 AM 11:52 fax: 781-942-9070
website: www.readingma.gov

**Application for Appointment to
Boards, Committees and Commissions**

Name: DeBenedetto, Rosemarie Date: 09-14-22
(Last) (First) (Middle)

Address: 74 HAYSTACK RD

Phone (Home): 781 944 2695 Phone (Work): Retired

Phone (Cell): 508 846 0128 Which number should be listed? Cell

Occupation: _____ Number of years in Reading: Since 1977

E-mail address: mamadetto@yahoo.com

Place a number next to your preferred position(s) (up to four choices) with number 1 being your first priority. (Please attach a resume if available)

- Animal Control Appeals Committee
 - Board of Assessors
 - Board of Health
 - Bylaw Committee
 - Climate Advisory Committee
 - Community Planning and Development Commission
 - Constables
 - Cultural Council
 - Finance Committee
 - Historical Commission
 - Human Relations Advisory Committee
 - RCTV Board of Directors
 - Retirement Board
 - Town Forest Committee
 - Veterans Memorial Trust Fund Committee
 - Audit Committee
 - Board of Cemetery Trustees
 - Board of Registrars
 - Celebration Trust Committee
 - Commissioners of Trust Funds
 - Conservation Commission
 - Council on Aging - MEMBER
 - Custodian of Soldier and Sailor Graves
 - Historic District Commission
 - Housing Authority
 - Permanent Building Committee
 - Recreation Committee
 - RMLD Citizen Advisory Board
 - Trails Committee
 - Zoning Board of Appeals
- Other _____

Please outline relevant experience for the position(s) sought:

Reading Resident over sixty years old, who is a frequent participant of various activities at the Pleasant Street Center.



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16 Lowell Street
Reading MA 01867

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781-942-9050

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website: www.readingma.gov

**Application for Appointment to
Boards, Committees and Commissions**

Name: Janowski Karen T Date: 10/17/22
(Last) (First) (Middle)

Address: 30 Azalea Circle

Phone (Home): Phone (Work):

Phone (Cell): 781-983-1737 Which number should be listed?

Occupation: Inclusive & Assistive Tech Consultant Number of years in Reading: 34

E-mail address: Karen.janowski@gmail.com

Place a number next to your preferred position(s) (up to four choices) with number 1 being your first priority. (Please attach a resume if available)

- | | |
|--|---|
| <input type="checkbox"/> Animal Control Appeals Committee | <input type="checkbox"/> Audit Committee |
| <input type="checkbox"/> Board of Assessors | <input type="checkbox"/> Board of Cemetery Trustees |
| <input type="checkbox"/> Board of Health | <input type="checkbox"/> Board of Registrars |
| <input type="checkbox"/> Bylaw Committee | <input type="checkbox"/> Celebration Trust Committee |
| <input type="checkbox"/> Climate Advisory Committee | <input type="checkbox"/> Commissioners of Trust Funds |
| <input type="checkbox"/> Community Planning and Development Commission | <input type="checkbox"/> Conservation Commission |
| <input type="checkbox"/> Constables | <input checked="" type="checkbox"/> Council on Aging |
| <input type="checkbox"/> Cultural Council | <input type="checkbox"/> Custodian of Soldier and Sailor Graves |
| <input type="checkbox"/> Finance Committee | <input type="checkbox"/> Historic District Commission |
| <input type="checkbox"/> Historical Commission | <input type="checkbox"/> Housing Authority |
| <input type="checkbox"/> Human Relations Advisory Committee | <input type="checkbox"/> Permanent Building Committee |
| <input type="checkbox"/> RCTV Board of Directors | <input type="checkbox"/> Recreation Committee |
| <input type="checkbox"/> Retirement Board | <input type="checkbox"/> RMLD Citizen Advisory Board |
| <input type="checkbox"/> Town Forest Committee | <input type="checkbox"/> Trails Committee |
| <input type="checkbox"/> Veterans Memorial Trust Fund Committee | <input type="checkbox"/> Zoning Board of Appeals |

Other voting member on the COA

Please outline relevant experience for the position(s) sought:

active elder
Degree in Occupational Therapy
extensive experience in assistive technology
small-business owner in Reading
committed to ensuring quality of life and
independence for all ages
Passionate about supporting those who are
often excluded - individuals w/
disabilities and/or those over 65



Town of Reading
16 Lowell Street
Reading MA 01867

Town Clerk
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website: www.readingma.gov

**Application for Appointment to
Boards, Committees and Commissions**

Name: KIRWAN Tim P Date: 10/11/22
(Last) (First) (Middle)
Address: 48 HANS COM WRE
Phone (Home): 781-942-2360 Phone (Work): —
Phone (Cell): 781-315-7429 Which number should be listed? cell
Occupation: Hotel Developer Retired Number of years in Reading: 40+
E-mail address: TKIRWAN1@GMAIL.COM

Place a number next to your preferred position(s) (up to four choices) with number 1 being your first priority. (Please attach a resume if available)

- | | |
|--|---|
| <input type="checkbox"/> Animal Control Appeals Committee | <input type="checkbox"/> Audit Committee |
| <input type="checkbox"/> Board of Assessors | <input type="checkbox"/> Board of Cemetery Trustees |
| <input type="checkbox"/> Board of Health | <input type="checkbox"/> Board of Registrars |
| <input type="checkbox"/> Bylaw Committee | <input type="checkbox"/> Celebration Trust Committee |
| <input type="checkbox"/> Climate Advisory Committee | <input type="checkbox"/> Commissioners of Trust Funds |
| <input type="checkbox"/> Community Planning and Development Commission | <input type="checkbox"/> Conservation Commission |
| <input type="checkbox"/> Constables | <input type="checkbox"/> Council on Aging |
| <input type="checkbox"/> Cultural Council | <input type="checkbox"/> Custodian of Soldier and Sailor Graves |
| <input type="checkbox"/> Finance Committee | <input type="checkbox"/> Historic District Commission |
| <input type="checkbox"/> Historical Commission | <input type="checkbox"/> Housing Authority |
| <input type="checkbox"/> Human Relations Advisory Committee | <input type="checkbox"/> Permanent Building Committee |
| <input type="checkbox"/> RCTV Board of Directors | <input type="checkbox"/> Recreation Committee |
| <input type="checkbox"/> Retirement Board | <input type="checkbox"/> RMLD Citizen Advisory Board |
| <input type="checkbox"/> Town Forest Committee | <input checked="" type="checkbox"/> Trails Committee |
| <input type="checkbox"/> Veterans Memorial Trust Fund Committee | <input type="checkbox"/> Zoning Board of Appeals |
- Other _____

Please outline relevant experience for the position(s) sought:

CURRENT VOLUNTEER



Town of Reading
16 Lowell Street
Reading MA 01867

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Town Clerk
781-942-9050

fax: 781-942-9070
website: www.readingma.gov

**Application for Appointment to
Boards, Committees and Commissions**

Name: PRATO JEAN Date: 9/8/22
(Last) (First) (Middle)
Address: 25 Orchard Pk. Dr. - R
Phone (Home): 781-944-7565 Phone (Work): N/A
Phone (Cell): 781-710-3383 Which number should be listed? Cell
Occupation: N/A - retired Number of years in Reading: 50
E-mail address: mm5cjs@verizon-net

Place a number next to your preferred position(s) (up to four choices) with number 1 being your first priority. (Please attach a resume if available)

- Animal Control Appeals Committee
- Board of Assessors
- Board of Health
- Bylaw Committee
- Climate Advisory Committee
- Community Planning and Development Commission
- Constables
- Cultural Council
- Finance Committee
- Historical Commission
- Human Relations Advisory Committee
- RCTV Board of Directors
- Retirement Board
- Town Forest Committee
- Veterans Memorial Trust Fund Committee
- Audit Committee
- Board of Cemetery Trustees
- Board of Registrars
- Celebration Trust Committee
- Commissioners of Trust Funds
- Conservation Commission
- Council on Aging
- Custodian of Soldier and Sailor Graves
- Historic District Commission
- Housing Authority
- Permanent Building Committee
- Recreation Committee
- RMLD Citizen Advisory Board
- Trails Committee
- Zoning Board of Appeals

Other _____

Please outline relevant experience for the position(s) sought:

- Previous served for 1 year - 2010 - COA Board.
- Senior Center - Red Hat - leader - Reading Jr. Cty.
- Experience: Worked in financial (as Ex. Asst. Company)
- In marketing management (VP) - plus: Event planner
- Community Church involved with events and non-profit organizations
- RCTV
- 1.8 - Senior Center



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16 Lowell Street
Reading MA 01867

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fax: 781-942-9070

website: www.readingma.gov

Town Clerk
781-942-9050

**Application for Appointment to
Boards, Committees and Commissions**

Name: Pucci Melissa A. Date: 6/9/2022
(Last) (First) (Middle)

Address: 40 Sunset Rock Lane, Reading MA 01867

Phone (Home): 781-942-5905 Phone (Work): N/A

Phone (Cell): 781-439-4446 Which number should be listed? Cell

Occupation: Community Engagement Manager, Minuteman Senior Services Number of years in Reading: 26 years

E-mail address: melissapucci@me.com

Place a number next to your preferred position(s) (up to four choices) with number 1 being your first priority. (Please attach a resume if available)

- | | |
|--|--|
| <input type="checkbox"/> Animal Control Appeals Committee | <input type="checkbox"/> Audit Committee |
| <input type="checkbox"/> Board of Assessors | <input type="checkbox"/> Board of Cemetery Trustees |
| <input type="checkbox"/> Board of Health | <input type="checkbox"/> Board of Registrars |
| <input type="checkbox"/> Bylaw Committee | <input type="checkbox"/> Celebration Trust Committee |
| <input type="checkbox"/> Climate Advisory Committee | <input type="checkbox"/> Commissioners of Trust Funds |
| <input type="checkbox"/> Community Planning and Development Commission | <input type="checkbox"/> Conservation Commission |
| <input type="checkbox"/> Constables | <input type="checkbox"/> Council on Aging |
| <input type="checkbox"/> Cultural Council | <input type="checkbox"/> Custodian of Soldier and Sailor Graves |
| <input type="checkbox"/> Finance Committee | <input type="checkbox"/> Historic District Commission |
| <input type="checkbox"/> Historical Commission | <input type="checkbox"/> Housing Authority |
| <input type="checkbox"/> Human Relations Advisory Committee | <input type="checkbox"/> Permanent Building Committee |
| <input type="checkbox"/> RCTV Board of Directors | <input checked="" type="checkbox"/> FULL Voting 1 Recreation Committee |
| <input type="checkbox"/> Retirement Board | <input type="checkbox"/> RMLD Citizen Advisory Board |
| <input type="checkbox"/> Town Forest Committee | <input type="checkbox"/> Trails Committee |
| <input type="checkbox"/> Veterans Memorial Trust Fund Committee | <input type="checkbox"/> Zoning Board of Appeals |
| <input type="checkbox"/> Other _____ | |

Please outline relevant experience for the position(s) sought:

Over the years I've spent numerous hours volunteering for several community organizations such as Reading SEPAC, Connect The Tots, RISE Parent Teacher Network, Young Women's League of Reading, Wood End PTO, Understanding Disabilities and St. Agnes Church. My children have participated in Reading Recreation for 10+ years so I will bring real life experience as Reading Recreation consumer. I am also the mother/caregiver of a disabled adult and I would bring a fresh perspective on the development of programming that is more inclusive and accessible for underserved populations, specifically individuals with disabilities. Professionally I've worked in the aging and disability network for 26+ years.



Town of Reading
16 Lowell Street
Reading MA 01867

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781-942-9050

fax: 781-942-9070
website: www.readingma.gov

**Application for Appointment to
Boards, Committees and Commissions**

Name: Tawadros Nancy S. Date: 9/15/22
(Last) (First) (Middle)

Address: 31 Libby Ave Reading, MA 01867

Phone (Home): _____ Phone (Work): _____

Phone (Cell): 978-390-1823 Which number should be listed? _____

Occupation: Talent Acquisitor Number of years in Reading: 19

E-mail address: nst1176@gmail.com

Place a number next to your preferred position(s) (up to four choices) with number 1 being your first priority. (Please attach a resume if available)

- Animal Control Appeals Committee
- Board of Assessors
- Board of Health
- Bylaw Committee
- Climate Advisory Committee
- Community Planning and Development Commission
- Constables
- Cultural Council
- Finance Committee
- Historical Commission
- Human Relations Advisory Committee
- RCTV Board of Directors
- Retirement Board
- Town Forest Committee
- Veterans Memorial Trust Fund Committee
- Audit Committee
- Board of Cemetery Trustees
- Board of Registrars
- Celebration Trust Committee
- Commissioners of Trust Funds
- Conservation Commission
- Council on Aging
- Custodian of Soldier and Sailor Graves
- Historic District Commission
- Housing Authority
- Permanent Building Committee
- Recreation Committee
- RMLD Citizen Advisory Board
- Trails Committee
- Zoning Board of Appeals

Other _____

Please outline relevant experience for the position(s) sought:

Thank you for reading. I am currently an associate member of the council on aging, and I am requesting consideration to be promoted to a full member.

Thank you

Nancy Tawadros

LaVerde, Jacquelyn

From: Nancy <njziemplak@gmail.com>
Sent: Tuesday, November 8, 2022 12:19 PM
To: LaVerde, Jacquelyn
Cc: Gemme, Laura
Subject: Re: Online Form Submittal: Town Manager - Contact Us

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thank you Jackie, I submitted an email to Laura Gemme resigning as a voting member from the Council On Aging. Thank you for scheduling me for an interview for an associate position on the same Council.

On Mon, Nov 7, 2022 at 12:23 PM LaVerde, Jacquelyn <jlaverde@ci.reading.ma.us> wrote:

Hi Nancy,

Thank you so much for calling earlier. As I mentioned, the Volunteer Appointment Subcommittee is meeting this Wednesday, November 9th. I have scheduled your meeting at 10:45 am. The meeting will be held in the Town Hall Select Board Meeting Room with Jackie McCarthy and Chris Haley of the Select Board.

If you have any questions, please let me know.

Thank you and kind regards,

Jackie

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, November 7, 2022 4:50 AM
To: LaVerde, Jacquelyn <jlaverde@ci.reading.ma.us>
Subject: Online Form Submittal: Town Manager - Contact Us

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Town Manager - Contact Us

Town Manager Staff	Jacquelyn LaVerde, Administrative Specialist
First Name	nancy ziemplak
Your E-mail Address	njziemplak@gmail.com
Subject	Board of Registra
Message	<p>Good Morning, Laura Gemme suggested I get in touch with you. I am on the Board of Registrar and the Council on Aging. Laura just let me know that as a Registra I was not allowed to be on any other town Board or Committee. I am wondering if it is appropriate for me to be on the Council on Aging as a non-voting {associate} member? She suggested I get in touch with you. Thanks so much. Nancy Ziemplak, 15 Orchard Park Dr., 781-439-4450</p>
Attachment Number 1	<i>Field not completed.</i>
Attachment Number 2	<i>Field not completed.</i>
Attachment Number 3	<i>Field not completed.</i>

Email not displaying correctly? [View it in your browser.](#)

VASC Recommendations

Karen Janowski as a member of the Council on Aging, term effective immediately and expiring June 30, 2025

Nancy Tawadros as a member of the Council on Aging, term effective immediately and expiring June 30, 2024

Nancy Ziemiak as an associate member of the Council on Aging, term effective immediately and expiring June 30, 2023

Jean Prato as an associate member of the Council on Aging, term effective immediately and expiring June 30, 2023

Melissa Pucci as a member of the Recreation Committee, term effective immediately and expiring June 30, 2025

Tim Kirwan as an associate member of the Trails Committee, term effective immediately and expiring June 30, 2024

2022		DRAFT - SELECT BOARD AGENDAS		2022	
		Staff Responsibility	Estimated start time		
<i>11/10/2022</i>					
November 17, 2022	Subsequent Town Meeting II	Thursday			
November 21, 2022	Subsequent Town Meeting III	Monday			
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)				
	Update on 186 Summer Ave				
	Vote to Approve Liquor Licenses				
	Discuss Future Agendas	Board			
	Approve Meeting Minutes	Board			
December 7, 2022		Wednesday			
	Review Town Department FY24 budgets				
	Public Services	Delios			
	Administrative Services	Kraunelis			
	Public Safety - Fire/EMS	Burns			
	Police/Dispatchers	Clark			
	Public Health	Solarin			
	Facilities	Huggins			
December 13, 2022		Tuesday			
	Review Town Department FY24 budgets				
	Public Library	Lannon			
	Public Works & Enterprise Funds	Kinsella			
	Finance	Angstrom			
	Shared Costs	Angstrom/Maltez			
	Budget Summary	Maltez			
December 14, 2022		Wednesday			
	Town Department FY24 budgets (if needed)				

2022		DRAFT - SELECT BOARD AGENDAS		2022	
<i>11/10/2022</i>		Staff Responsibility		Estimated start time	
	Future Meetings - Agenda Items				
	VASC Policy Changes and Recommendations	VASC			
	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			

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	

Select Board Draft Minutes

October 11th, 2022

Public Comment

Rosemary DiBenedetto feels the town should buy the Walgreens building and then tear it down and build a parking garage. She also noted a long list of things that need updating at the Pleasant Street Center.

John Parsons noted that the Pleasant Street Center hasn't been fully staffed in a long time and it would be nice to get a full staff for the seniors.

Liaisons

Bacci attended the Board of Health last week; they are issuing a RFP for a community needs assessment survey to help with needs regarding covid. The MWRA waste water numbers are up. They also discussed the rodent issue up at the water tower.

Haley noted he attended the Economic Development Summit last week which was well attended by the residents of the area. Lots of ideas were discussed and it was filmed by RCTV for anyone who wishes to watch. He also attended the RMLD Open House which was fantastic. He held office hours earlier today where most of the comments were in regards to a later agenda item, Walgreens.

Herrick noted she met with Lisa Egan about the proposed Polystyrene Bylaw and her concerns. They are thinking about adding another public forum for outreach. She attended the Remembrance and Recovery event. The Council on Aging held a meeting that mostly discussed the Pleasant Street Center and what ADA complaint means. She also attended the financial forum.

Dockser noted RECALC voted 7-0 in support of moving forward with the Walgreens Building. They also did a community survey and will receive an update sooner than December to report back.

Town Managers Report

Maltez noted that our trash contractor JRM was bought out by Republic Services. They assured us a smooth transition, but it has not been going well. He assured the board they are speaking with Republic and doing everything they can to rectify the situation.

We received a complete streets grant. The last beer garden of the season will be October 22, 2022.

State Warrant

Town Clerk Laura Gemme was present and noted this warrant is for the November 8th State Election and was provided in the packet for the board.

Haley moved to close the State Election Warrant as presented to be held on November 8th, 2022.

Herrick seconded the motion and the motion passed with the following roll call vote:

Bacci – yes; Haley – yes Herrick – yes; McCarthy – yes; Dockser – yes.

Green Communities

Maltez noted there was legislation signed last week that potentially impacts Article 22 on the warrant for Town Meeting. The Article may not be necessary anymore and it is Town Counsels recommendation to table it and wait until next year.

Herrick would like to hear more of Town Counsels reasoning for tabling this. She feels the Article still may be needed so it would be best to let it move forward at this Town Meeting.

Future Agendas

The board discussed future agenda items.

Minutes

The board edited the previous meeting minutes.

Haley moved to approve the meeting minutes from September 13th, 2022 as amended. The motion was seconded by McCarthy and approved with a 5-0 vote.

Haley moved to approve the meeting minutes from September 20th, 2022 as amended. The motion was seconded by Herrick and approved with a 5-0 vote.

17 Harnden Street Proposal

The board discussed the current proposal from the Walgreen building that is on the table. They specifically discussed the timing of the article for town meeting and potentially holding a special election in January or February. The board feels that maybe this town meeting is too soon since there are still so many unknown answers.

Dockser noted he felt ReCalc was interested in the Walgreens building but it needs more discussion before a final answer which is why they voted to move forward with discussions at this time. The board agrees as well that while this building could potentially meet a lot of their needs, there are still many questions as to whether it is the right building for this.

The board discussed some concerns from residents that they feel this is skipping the line ahead of the Killam Building. It was noted this is not taking priority over Killam, it is just happening at the same time and are both high priorities.

Maltez gave the board a presentation about some other options for a senior center. Maltez gave this presentation at the Senior Center Lunch N Learn last week. The presentation can be found in the Select Board packet on the town website.

The board discussed the different costs associated with each option and then decided to proceed in Executive Session for further discussion.

At 9:01 PM, Haley moved to go into Executive Session, including staff members Fidel Maltez, Caitlin Nocella and Ivria Fried and Jennie Merrill from Town Counsel's office, under Executive Session Purpose 6 to discuss the acquisition and value of 17 Harnden Street, as the Chair declares that an open meeting could have a detrimental effect on the bargaining position of the body; and under Purpose 7, to comply with Section 22 of the Open Meeting Law and that the board will reconvene in

open session to continue discussion on the 17 Harnden Road topic. The motion was seconded by Herrick and approved with a unanimous roll call vote.

The board returned to open session at 9:54 PM.

The board discussed which member would be the point person on this going forward.

Herrick nominated Dockser while Bacci noted he would be willing to do it. Haley deferred to Bacci while McCarthy felt Dockser would be a good choice because of his background with the seniors.

Haley moved authorize the Town Manager to send Notice to Award the Contract to BH Waltham II LLC, c/o Partel Management LLC, for the acquisition of 17 Harnden Street, subject to successful negotiations, as discussed during tonight's meeting, and authorize Select Board Member Dockser to engage in such negotiations on behalf of the Board. The motion was seconded by Herrick and approved with a 5-0 vote.

Haley moved to adjourn the meeting at 9:58 PM. The motion was seconded by Herrick and approved with a 5-0 vote.

Select Board Draft Minutes

October 25, 2022

Public Comment

John Means expressed his concerns about splitting the tax rate. As a small business owner himself, he noted it is not right for Reading. Reading is mostly small businesses who will have to pass the increase onto consumers if the board splits the rate further.

Eilish Havey also expressed deep concerns for splitting the rate and asked the board to please consider keeping it the same.

Liaison Reports

Bacci noted he attended two Recreation meetings in which they discussed a third field proposal from Little League at Joshua Eaton and more lighting on pickle ball fields. The MMA held a webinar on solid waste and recycling where they talked about mattress and the new law that now requires them to be recycled.

Haley noted that ARPA held their last meeting and is now finished. He thanked everyone who participated with the difficult task. Octoberfest, the town's last beer garden of the season, was a huge success with a large turnout. The library held a new resident open house for the first time since the pandemic started. Coffee with a cop and Fidel also had a great turnout.

Herrick also mentioned Octoberfest and the new resident open house while also noting Art fest and the Fire Department Open House were all great events. She attended an MMA Conference for women in elected office. She attended a new gas line hearing with National Grid to explain concerns about current gas leaks and safety. Downtown trick or treat is tomorrow night.

McCarthy noted CPDC had a meeting about the balconies at 625 Main Street. They have to be removed and replaced with 'Juliette' balconies. They also spoke about the open space next to the water tank. New Resident open house was great. She spoke about medium house prices and low inventory in town for affordable housing.

The Council on Aging called to order at 7:30 PM.

ReCalc called to order at 7:31 PM.

Dockser noted we need more volunteers for many town boards. He thanked the town manager and the DPW for handling the recent trash issues.

Town Managers Report

Maltez noted the Town Meeting Warrant books will be available Saturday. There is a financial forum tomorrow night. The Killam School walkthroughs will begin this week for town meeting members.

Solid Waste Contract Update

Maltez noted that we are all caught up with trash and recycling as of now. The crisis appears to have subsided at the moment.

The board noted their little confidence in the situation and feels we should continue looking at other options.

Tax Classification

Town Assessor Victor Santaniello gave the board his yearly presentation to the board. The presentation can be found in the Select Board packet on the town website.

Haley moved that the Select Board close the hearing establishing the FY2023 tax rate. Bacci seconded the motion and it was approved with a 5-0 vote.

The board discussed shifting the rate slightly more. Bacci and Haley advocated to keep it at 1.02 noting the small businesses in town are still struggling and now is not the right time. McCarthy noted she would be ok somewhere in between 1.02 – 1.05. Herrick noted she would like to see the rate shift as far as 1.25 eventually but for this year she would vote for 1.05. Dockser also noted he would go for 1.05 this year.

Haley moved that the Select Board adopt a residential factor of .9965 for Fiscal Year 2023. The motion was seconded by Herrick and approved with a 3-2 vote with Haley and Bacci opposing.

Haley moved that the Select Board not grant an open space discount for Fiscal Year 2023. The motion was seconded by McCarthy and approved with a 5-0 vote.

Haley moved that the Select Board not adopt a residential exemption for Fiscal Year 2023. The motion was seconded by Herrick and approved with a 5-0 vote.

Haley moved that the Select Board not grant a small commercial exemption for Fiscal Year 2023. The motion was seconded by Herrick and approved with a 5-0 vote.

ReCalc Update

ReCalc gave the board a presentation which can be found in the Select Board packet on the town website. They then asked to extend their sunset date until July of 2023.

Survey Results

Caitlin Coyle from UMass Boston gave the board a quick presentation of the preliminary results from a few of the survey questions. The presentation can be found in the Select Board packet on the town website.

ReCalc Sunset Extension

The committee noted earlier they would like to be extended due to the current conversation in town surrounding the Walgreens building. They feel their work is not done yet and would like to be extended until next year.

Most board members were fine with the extension; Bacci noted his concerns that this will interfere with the upcoming Symonds Way committee which is set to start off in December.

Haley moved to extend the sunset date of the Reading Center For Active Living Committee (ReCalc) to June 30, 2023. The motion was seconded by Herrick and approved with a 4-1 vote with Bacci opposed.

Pay & Class Study

Human Resources Director Sean Donahue and Joellen Cademartori from GovHR were present to give the board a presentation on the recent pay and class study. The presentation can be found in the Select Board packet on the town website.

Classification Plan

Maltez showed the board the new classification plan he is proposing. He is promoting Matt Kraunelis, current Director of Administrative Services, to Assistant Town Manager. He will now oversee Administrative and Public Services and his current position will be eliminated. Technology will also become its own department instead of sitting under Administrative Services.

RAAC Recommendations on ARPA Funds

The board had numerous recommendations from RAAC this evening. Marianne Downing, Chair of RAAC, was present to explain to the board their recommendations and votes.

The first recommendation was for \$4,000 to the Garden Club. RAAC voted 6-2 to approve this spending.

Haley move to approve \$4,000 in ARPA funds for the Reading Garden Club as presented. The motion was seconded by Herrick and approved with a 5-0 vote.

The next recommendation was for \$25,000 to the Reading Rotary. RAAC voted 8-0 to approve this spending.

Haley moved to approve \$25,000 in ARPA funds for the Reading Rotary as presented. The motion was seconded by Herrick and approved with a 5-0 vote.

The following recommendation was for \$29,000 to the Reading Chamber. RAAC voted 6-2 to approve this spending. The board discussed where this money was going to be spent specifically in the Chamber. The Chamber noted they would like to use it to help businesses who can't afford the yearly dues. There was discussion if using the money for membership dues was appropriate and what the money should be used for. There was also discussion that \$29K was more than needed to cover dues for this year. Dockser suggested only approving \$19K for this instead. Herrick suggested asking them to spend the money differently.

Haley moved to approve \$29,000 in ARPA funds for the Reading Chamber as presented. The motion was seconded by Herrick and approved with a 5-0 vote.

The next recommendation was for \$4,000 to the First Congregational Church. RAAC voted 6-2 to approve this spending. RAAC voted 6-2 to approve this spending.

Haley moved to approve \$4,000 in ARPA funds for First Congregational Church as presented. The motion was seconded by McCarthy and approved with a 5-0 vote.

The following recommendation was \$25,000 for due diligence on a potential purchase of 17 Harnden Street, the former Walgreens building. RAAC voted 7-1 to approve this spending.

Haley moved to approve \$25,000 in ARPA funds for due diligence on a potential purchase of 17 Harnden Street, the former Walgreens building, as presented. The motion was seconded by McCarthy and approved with a 5-0 vote.

Up next was a recommendation for \$900,000 for Premium Pay. RAAC voted 5-3 to approve this spending. The board discussed the model that would be used to for this and how employees were rated on different scales from exposure levels and how often. It was noted there were many models before this one was decided on at RAAC.

Dockser feels it's important to do something but there aren't many communities who have done this yet and feels this number is too much. Haley is on board for the full \$900K noting our employees deserve it. He then mentioned a letter from an employee who left that was complaining they won't get the money because they no longer work for us. McCarthy noted she thinks this model makes a lot of sense and she plans to support the \$900K. Herrick noted she is fine with the model but feels a smaller number would be better. She is concerned that nothing has been done to help with affordable housing. She recommended trim the last couple requests to leave them with some more money to divvy up.

Haley moved to approve \$900,000 in ARPA funds for Premium Pay as presented. The motion was seconded by McCarthy and approved with a 3-2 vote with Dockser and Herrick opposed.

The last recommendation was \$930,314 for Water Enterprise Support/Capitol Costs. RAAC voted 8-0 to approve this spending and the last of the ARPA funds.

Haley moved to approve \$930,314 in ARPA funds for Water Enterprise Support/ Capital Costs as presented. The motion was seconded by Herrick and approved with a 5-0 vote.

Future Agendas

The board decided to cancel their November 22nd meeting as it is in the middle of Town Meeting.

Haley moved to adjourn at 11:39 PM. The motion was seconded by Herrick and approved with a 5-0 vote.