



Town of Reading Meeting Posting with Agenda

2018-07-16 LAG

Board - Committee - Commission - Council:

Select Board

Date: 2024-02-06

Time: 7:00 PM

Building: Reading Town Hall

Location: Select Board Meeting Room

Address: 16 Lowell Street

Agenda: Revised

Purpose: General Business

Meeting Called By: Caitlin Nocella on behalf of Chair Jackie McCarthy

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 #
	Join Zoom Meeting https://us06web.zoom.us/j/83067095638 Meeting ID: 830 6709 5638 Dial by your location • +1 646 518 9805 US (New York) • +1 646 558 8656 US (New York) Find your local number: https://us06web.zoom.us/u/kcplbldviz	
7:00	Overview of Meeting	
7:05	Public Comment	
7:15	Select Board Liaison & Town Manager Reports	
7:30	Discuss and Vote on Appointment of new Town Manager from 4 finalists: Antonio Barletta Matthew Coogan Matthew Kraunelis Clancy Main	3

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

8:15	Discuss and Vote on Meadow Brook Easement	4
8:45	Discuss and Vote on POST 1917 Liquor License	15
9:00	Preview Warrant for April Town Meeting	54
9:30	Vote to Close Warrant for Local Election	76
9:45	Vote to close warrant for Presidential Primary	78
9:55	Discuss Future Agenda Items	80
10:00	Approve Meeting Minutes	82
10:15	Executive Session: Purpose 2: To conduct strategy sessions in preparation for negotiations with nonunion personnel - selected Town Manager candidate	

Town Manager Finalists

1. Antonio Barletta
2. Matthew Coogan
3. Matthew Kraunelis
4. Clancy Main

PUBLIC TRAIL EASEMENT

The Meadow Brook Golf Club Corporation of Reading, Massachusetts, a Massachusetts Corporation having an address of 292 Grove Street, Reading, Massachusetts (the “Grantor”),

for consideration paid, and in full consideration, of **TEN DOLLARS (\$10.00)** the receipt of which is hereby acknowledged, grants to

THE TOWN OF READING, a municipal corporation located in Middlesex County, Massachusetts, with a principal place of business at 16 Lowell Street, Reading, Massachusetts, acting by and through its Conservation Commission pursuant to Section 8C of Chapter 40 of the Massachusetts General Laws, and its permitted successors and assigns (the “Grantee”),

with QUITCLAIM COVENANTS as provided herein,

the perpetual non-exclusive right and easement to use, in common with others entitled thereto, a certain trail easement over land of the Grantor, which is historically the location of and currently operated as a golf course, being particularly identified as “Proposed Easement Area=3,482=+/- SQ. FT. or 0.080+/- AC” on a plan of land entitled “Easement Plan of Land, Weston & Sampson, 0 Grove Street, Lot 24, Map 44, Town of Reading, Middlesex County, Commonwealth of Massachusetts,” dated January 5, 2023, and to be recorded herewith as Exhibit A (the “Trail Easement”). Said Trail Easement, being for the purpose of securing access for the public to the Reading Town Forest through other land of the Grantee, shall be appurtenant to and run with the land of the Grantee described in that deed to the Inhabitants of the Town of Reading dated July 27, 1959, and recorded with Middlesex South Registry of Deeds at Book 9776, Page 363.

The Trail Easement may be used by the public as a pedestrian trail or walking path, and such recreational uses incidental thereto, including passive recreational activities, but specifically prohibiting all motorized equipment, such as automobiles, motor scooters or snowmobiles, on such terms and conditions deemed appropriate by the Grantee. The foregoing sentence does not prevent the use of wheelchairs or other means of assistance for persons with disabilities.

The Grantee acknowledges that the property on which the Trail Easement is located is part of, adjacent to, and/or in the vicinity of property owned by the Grantor (collectively the “Grantor’s Property”) that includes a golf course with a driving range. By acceptance of this Trail Easement the Grantee agrees that the use of the Trail Easement by the public shall be limited to those purposes permitted herein, and shall not limit or interfere with the quiet enjoyment or use by the Grantor, its members, guests, employees, or invitees, of the Grantor’s Property as a golf course with a driving range. Furthermore, the Grantee assumes the risk of utilizing the Trail Easement near the golf course with a driving range and the Grantee shall not bring any claim or cause of action against the Grantor, related to the Trail Easement, that would impact or limit in any way the Grantor’s use of the Grantor’s Property as a golf course with a

driving range; provided however that the Grantee is not estopped from seeking to enforce its rights and privileges granted herein for the Trail Easement. In the event that the Grantor elects to extend the golf course or driving range, resulting in it being closer to the Trail Easement than it currently is, the Grantee and the Grantor agree to work collaboratively and in good faith to try to develop measures to address any safety impacts on the Trail Easement users that are directly related to and caused by said extension of the golf course or driving range.

The Grantee, its successors and assigns, shall be responsible to maintain, repair and replace the walking trails and paths within the Trail Easement for the uses allowed herein in compliance with local, state, and federal laws. The Grantee shall work collaboratively with the Grantor to address any concerns of the Grantor regarding the use of the Trail Easement which may arise due to the use of the Grantor's Property as a golf course with a driving range. The rights, privileges and easements granted herein, and the obligations and duties hereunder, shall run with the land and be binding upon the parties, their successors and assigns, and all those claiming title by, through or under them.

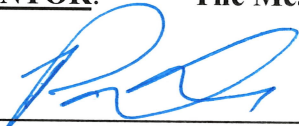
The Grantee, its successors and assigns, shall be responsible to add the Grantor as an additionally insured party on its liability insurance policy for the limited purposes of the Trail Easement, and shall provide proof of said insurance coverage to Grantor annually, on or before December 31. In the event that such insurance coverage should lapse, the Grantor shall have the immediate right to terminate the Trail Easement. The failure of the Grantee to provide proof of coverage as provided herein shall not be cause for termination by the Grantor unless it is requested in writing and not provided within thirty (30) days of the request.

The Grantor, meaning and intending to convey a conditional easement subject to a retained power of termination, grants the Trail Easement described herein subject to the retained interest of the Grantor to terminate said easement, which may be exercised at its discretion no sooner than ten (10) years from the date this instrument is recorded with the Middlesex South Registry of Deeds, and which shall take effect two (2) years after the Grantor's written notice of its intent to exercise such right is recorded with said Registry of Deeds, copies of which shall be provided by certified mail to the Town of Reading Conservation Commission and Reading Town Manager. In the event of the termination of this Trail Easement, a final notice of termination together with an affidavit certifying compliance with the notice provisions stated herein shall be recorded with said Registry of Deeds. The Grantor's right to terminate the Trail Easement shall be exercisable for a period of 87 years from the date that this instrument is recorded with the Registry of Deeds, after which the Trail Easement shall permanently vest and run with the land subject to the other provisions and limitations contained herein.

For Grantor's title see deeds recorded at Middlesex South Registry of Deeds at Book 3614, Page 254; Book 3696, Page 379; Book 1403, Page 103; Book 6402, Page 576; Book 3845, Page 113; Book 4024, Page 21; and Book 4522, Page 6.

Witness the execution hereof under seal this 30th day of January, 2024.

GRANTOR: The Meadow Brook Golf Club Corporation of Reading, Massachusetts


By: 
Patrick Tompkins

By: _____

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss

On this 30th day of January, 2024, before me, the undersigned notary public, personally appeared Patrick Tompkins and proved to me through satisfactory evidence of identification, which was License, to be the persons whose names are signed on the preceding document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Notary Public:
My Commission Expires: 1.24.25

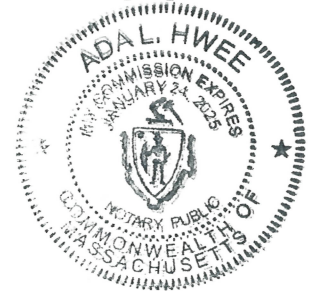


COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss

On this 30th day of January, 2024, before me, the undersigned notary public, personally appeared Patrick Tompkins and proved to me through satisfactory evidence of identification, which was License, to be the persons whose names are signed on the preceding document, and acknowledged to me that they signed it voluntarily for its stated purpose.


Notary Public:
My Commission Expires: 1.24.25



APPROVAL OF GRANT BY SELECT BOARD

We, the undersigned, being a majority of the Select Board of the Town of Reading, Massachusetts, hereby certify that at a meeting duly held on _____, 2024 the Select Board voted to approve the foregoing Trail Easement from The Meadow Brook Golf Club Corporation of Reading, Massachusetts to the Town of Reading acting by and through its Conservation Commission pursuant to Massachusetts General Laws, Chapter 40, Section 8C, and agree to be bound by its terms.

Dated:

Jacqueline McCarthy, Chair

Dated:

Mark L Dockser, Vice Chair

Dated:

Christopher Haley, Secretary

Dated:

Carlo Bacci, Member

Dated:

Karen Gately Herrick, Member

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss

On this ___ day of _____, _____, before me, the undersigned notary public, personally appeared _____

_____ and proved to me through satisfactory evidence of identification, which was _____, to be the persons whose names are signed on the preceding document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Notary Public:

My Commission Expires: _____

ACCEPTANCE OF GRANT BY CONSERVATION COMMISSION

We, the undersigned, being a majority of the Conservation Commission of the Town of Reading, Massachusetts, hereby certify that at a meeting duly held on January 10, 2024, 2024 the Conservation Commission voted to accept the foregoing Trail Easement from The Meadow Brook Golf Club Corporation of Reading, Massachusetts pursuant to Massachusetts General Laws, Chapter 40, Section 8C, and agree to be bound by its terms.

Dated: January 13, 2024

Martha C Moore
Martha Moore, Chair

Dated: Jan 13, 2024

Brian Bowe
Brian Bowe, Vice Chair

Dated: January 13, 2024

Andrew Dribin
Andrew Dribin, Commissioner

Dated: January 13, 2024

Carl Saccone
Carl Saccone, Commissioner

Dated: January 13, 2024

William McCants
William McCants, Commissioner

Dated: January 13, 2024

Tony Rodolakis
Tony Rodolakis, Commissioner

Dated: January 13, 2024

Walter Talbot
Walter Talbot, Commissioner

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss

On this 13 day of JANUARY, 2024, before me, the undersigned notary public, personally appeared Conservation Commission Members

and proved to me through satisfactory evidence of identification, which was Personally known, to be the persons whose names are signed on the preceding document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Kiri A Saunders
Notary Public:

My Commission Expires: NOVEMBER 8, 2024

CLERK'S CERTIFICATES

Undersigned, as the Clerk of The Meadow Brook Golf Club Corporation of Reading, Massachusetts (Corporation) hereby certifies that the following is a true and accurate vote of the Board of Governors of the Corporation taken at a meeting held at the office of the Corporation on January 30, 2024, and that said Vote is still in full force and effect:

VOTED: That the President of the Corporation is hereby authorized to:

1. Sign and deliver a trail easement over land of the Corporation to the Town of Reading identified as "Proposed Easement Area=3,482=+/- SQ. FT. or 0.080+/- AC" on a plan of land entitled "Easement Plan of Land, Weston & Sampson, 0 Grove Street, Lot 24, Map 44, Town of Reading, Middlesex County, Commonwealth of Massachusetts," dated January 5, 2023 (the "Trail Easement"). Said Trail Easement, being for the purpose of securing access for the public to the Reading Town Forest and subject to terms and conditions stated therein and satisfactory to the President of the Corporation; and
2. Sign and deliver a Memorandum of Understanding between the Corporation and the Town of Reading related to the maintenance and operation of the Trail Easement and subject to terms and conditions stated therein and satisfactory to the President of the Corporation.

Undersigned further certifies that Patrick Tompkins is the President, being duly elected, qualified and authorized to act on behalf of the Corporation pursuant to the above VOTE.

Signed and sealed on January 30, 2024.


Michelle Greenwalt, Clerk

**Memorandum of Understanding
Between the Town of Reading and
Meadow Brook Golf Club Corporation of Reading**

This Memorandum of Understanding is made by and between the Reading Town Manager, on behalf of the Town of Reading (the “Town”), a municipal corporation, with a principal place of business at 16 Lowell Street, Reading, MA 01867, and Meadow Brook Golf Club Corporation of Reading, Massachusetts, a Massachusetts Corporation (the “Meadow Brook”), having an address of 292 Grove Street, Reading, Massachusetts (collectively, the “Parties”) relative to a certain trail easement.

WHEREAS, Meadow Brook currently operates a golf course with a driving range a portion of which is at 0 Grove Street, Reading, Assessor’s Parcel 24-44 (the “Golf Course”);

WHEREAS, the Town owns a parcel of land commonly referred to as Lot 5, located off Grove Street (Assessor’s Parcel 44-136);

WHEREAS, a portion of the Town Forest (Assessor’s Parcel 43-37) is located north east of Lot 5 and separated from Lot 5 by the Golf Course;

WHEREAS, the Parties collectively desire to maintain a clearly demarcated, unpaved walking path between Lot 5 and the Town Forest for the purpose of providing better access to the Town Forest, while disincentivizing members of the public from walking on other areas of the Golf Course to access the Town Forest;

WHEREAS, in this vein, Meadow Brook intends to gift to the Town a certain trail easement over a portion of the Golf Course, being particularly identified as “Proposed Easement Area=3,482=+/- SQ. FT. or 0.080+/- AC” on a plan of land entitled “Easement Plan of Land, Weston & Sampson, 0 Grove Street, Lot 24, Map 44, Town of Reading, Middlesex County, Commonwealth of Massachusetts,” dated January 5, 2023, and attached as Exhibit A (the “Trail Easement”) and further described in the draft Easement, attached as Exhibit B; and

Whereas, the Town agrees to maintain the Trail Easement, as provided herein, and in the draft Easement;

NOW, THEREFORE, in consideration of the mutual promises of the Parties contained herein and other good and valuable consideration, the Parties agree as follows:

1. **Insurance.** Subject to Town Meeting appropriation of the funds necessary, the Town shall add Meadow Brook as an additionally insured party on the Town's liability insurance policy for the limited purposes of the Trail Easement. Where applicable, the Town shall provide proof of such coverage to Meadow Brook within 10 calendar days of obtaining such coverage and annually thereafter. Notwithstanding anything to the contrary stated herein or in the Easement, if the Town Meeting does not appropriate the necessary funds and/or provide proof of insurance coverage to Meadow Brook, then Meadow Brook may immediately terminate said Easement, which termination may be exercised prior to the expiration of the ten (10) year period stated in the Easement.

2. **Mitigation Measures.** The Parties recognize that Meadow Brook may elect to reconfigure the layout of its golf course and driving range. The Parties agree to use good faith efforts to develop measures to address any safety impacts on the Trail Easement users that are directly related to and caused by the reconfiguration of the layout of the golf course or driving range. To the extent that the installation of mitigation measures are necessary to address any safety impacts caused by the reconfiguration of the layout of the golf course or driving range to the Trail Easement users, including, but not limited to, buffer landscaping, fencing, or netting, the Town Manager shall use good faith efforts to seek Town Meeting authorization to pay for the costs of such mitigation measures, provided, however, that (1) where the mitigation measures are to be located outside the bounds of the Trail Easement, the Town contributes fifty percent of the costs; and (2) the use of funds to pay for such measures is permitted by law. In the event the Parties are not able to secure necessary permits or approvals specific to such mitigation measures, or that the Town is unable to provide a minimum of fifty percent of the costs for such mitigation measures for any reason, Meadow Brook shall not be obligated to pay for and/or implement any mitigation measures on its own and can proceed with the reconfiguration of the layout of the golf course or driving range without the implementation of any mitigation measures notwithstanding any safety impacts.

The Parties acknowledge that the jointly developed mitigation measures described herein are distinct from any non-mitigation conditions which may be required by Town permitting boards if Meadow Brook elects to reconfigure the layout of its golf course and driving range. The Parties further acknowledge that where any such reconfiguration by Meadow Brook requires approvals from Town permitting boards, compliance with any non-mitigation conditions of approval is Meadow Brook's sole responsibility and the Town is under no obligation to provide financial contributions to the same.

3. **Signage.** The Town agrees to install and maintain all directional signage along the Trail Easement at its own cost and expense. The Town Manager shall work with the Conservation Commission and the Trail Committee to ensure that all directional signage is

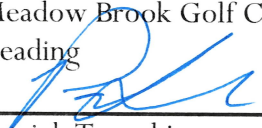
presented to Meadow Brook for approval prior to installation. Meadow Brook shall respond to the Town's written request for approval within 45 calendar days, or the directional signage shall be deemed constructively approved.

4. **Termination.** This MOU shall terminate if the Town does not acquire the Trail Easement by March 15, 2024 or upon Meadow Brook's exercise of its retained reversionary interest, as outlined in the draft Easement.

Town of Reading

Meadow Brook Golf Club Corporation of
Reading

Matthew Kraunelis, Acting Town Manager



Patrick Tompkins

Date:

Date: January 30, 2024

ACCEPTANCE OF GRANT BY CONSERVATION COMMISSION

We, the undersigned, being a majority of the Conservation Commission of the Town of Reading, Massachusetts, hereby certify that at a meeting duly held on _____, 2024 the Conservation Commission voted to accept the foregoing Trail Easement from The Meadow Brook Golf Club Corporation of Reading, Massachusetts pursuant to Massachusetts General Laws, Chapter 40, Section 8C, and agree to be bound by its terms.

Dated: _____
Martha Moore, Chair

Dated: _____
Brian Bowe, Vice Chair

Dated: _____
Andrew Dribin, Commissioner

Dated: _____
Carl Saccone, Commissioner

Dated: _____
William McCants, Commissioner

Dated: _____
Tony Rodolakis, Commissioner

Dated: _____
Walter Talbot, Commissioner

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss

On this ___ day of _____, _____, before me, the undersigned notary public, personally appeared _____

and proved to me through satisfactory evidence of identification, which was _____, to be the persons whose names are signed on the preceding document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Notary Public:
My Commission Expires: _____

From: [Kraunelis, Matthew](#)
To: [Bacci, Carlo](#); [Dockser, Mark](#); [Haley, Christopher](#); [Herrick, Karen](#); [Kraunelis, Matthew](#); [McCarthy, Jacqueline](#); [Noceola, Caitlin](#)
Subject: POST1917 Liquor License Explanation
Date: Wednesday, January 31, 2024 4:43:58 PM
Attachments: [24-0123 - Reading - Parc Restaurant Group LLC RNA.pdf](#)
[POST 1917 NEW LICENSE APPLICATION - Redacted.pdf](#)

Good Afternoon Select Board,

On your agenda next week, you will see another vote for the POST1917 Liquor License. The ABCC returned the application with "No Action," and required further documentation from the applicant. Attached is the notice from the ABCC explaining their reasoning.

They asked for additional financial statements and authorized CORI reports for the applicants' two investors listed on the application. The ABCC asked that this go back before the Board for approval to acknowledge that the Board has seen the additional documents. No public hearing is required.

I have also attached the revised application package for your review. The only changes from the previous application are on page 4 (section 6), where the ownership percentages were changed to include the investors, and page 7 (section 10) was inaccurately filled out the first time. You will find the additional documents requested by the ABCC on pages 15-16 (Investors' CORIs) and page 37 (Bank Letter of sufficient funds).

We have asked the applicant to be present at your meeting. If you have any further questions, please reach out to me.

Thanks,

Matt

Matthew A. Kraunelis, Esq.
Acting Town Manager
Town of Reading
16 Lowell Street
Reading, MA 01867
781-942-6611
mkraunelis@ci.reading.ma.us
www.readingma.gov

RECOMMENDATION OF THE INVESTIGATOR

Entity Name:

City/Town:

- | | | |
|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|--------------------------------------------------------|
| <input checked="" type="checkbox"/> New License | <input type="checkbox"/> Issuance/Transfer of Stock/New Stockholder | <input type="checkbox"/> Change of Category |
| <input type="checkbox"/> Transfer of License | <input type="checkbox"/> Change of Location | <input type="checkbox"/> Change of Corporate Structure |
| <input type="checkbox"/> Change of Manager | <input type="checkbox"/> Alteration of Premises | <input type="checkbox"/> Change of DBA |
| <input type="checkbox"/> Change of Officers/Directors/LLC Managers | <input type="checkbox"/> Pledge of Collateral | <input type="checkbox"/> Change of Corporate Name |
| <input type="checkbox"/> Change of Ownership Interest
(LLC Members/ LLP Partners, Trustees) | <input type="checkbox"/> Management/Operating Agreement | <input type="checkbox"/> Change of Class |
| <input type="checkbox"/> Other: | | <input type="checkbox"/> Change of License Type |

I have reviewed the application and respectfully recommend that this application be Returned No Action (RNA) to the Municipal Licensing Board for the following reasons:

This Investigator has advised the applicant that in order to complete this application review, the applicant must provide the following amendments, information and or documentation:

The applicant should disclose Tiffany Freitas and Rick Nazzaro in the application as having a beneficial or financial interest in the license. Investment Agreements included in the application indicate that both individuals are investing in Parc Restaurant Group, LLC and will receive a percentage of profits. CORI Release forms should also be provided for the investors.

In addition, Jason Carron's financial documentation needs to be documented through either a bank later indicating he has sufficient funds to cover the indicated contribution, or through three months of bank statements.

Lastly, the applicant should fill out/amend question 10B.

Please forward all corrections and/or documents to the Municipal Licensing Board. After review and approval, the Municipal Licensing Board will forward all documents to the ABCC Licensing Division. No further fee is required.

Special Investigator:

Date:

E-Mail:

Phone:

NEW LICENSE

To apply for an alcoholic beverages retail license, you will need the following:

- **\$200 Fee** paid online through our online payment link: [ABCC PAYMENT WEBSITE](#)
- **Monetary Transmittal Form**
- **New Retail Application**
- **Manager Application**
- **Vote of the Entity**
- **Business Structure Documents**
 - If Sole Proprietor, **Business Certificate**
 - If partnership, **Partnership Agreement**
 - If corporation or LLC, **Articles of Organization** from the Secretary of the Commonwealth
- **CORI Authorization Form** Complete one for each individual with financial or beneficial interest in the entity that is applying AND one for the proposed manager of record. *This form must be notarized with a stamp or raised seal.*
- **Proof of Citizenship** for the proposed Manager of Record.
- **Supporting Financial Records** for all financing and or loans, including pledge documents, if applicable.
- **Legal Right to Occupy**, a lease or deed.
- **Floor Plan**
- **Abutter's Notification**
- **Advertisement**
- **Additional information, if necessary, utilizing the formats provided and or any affidavits.**
- **Management Agreement**, if applicable, requires the following:
 - Management Agreement Application
 - Management Agreement
 - Vote of the Entity
 - CORI Forms for all listed in Section 11 and attachments

Please Note: You may be requested to submit additional supporting documentation if necessary.

*The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
www.mass.gov/abcc*

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

APPLICATION FOR A NEW LICENSE

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

ECRT CODE: RETA

Please make \$200.00 payment here: [ABCC PAYMENT WEBSITE](#)

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

ABCC LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY)

ENTITY/ LICENSEE NAME

ADDRESS

CITY/TOWN

STATE

ZIP CODE

For the following transactions (Check all that apply):

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

THE LOCAL LICENSING AUTHORITY MUST SUBMIT THIS APPLICATION ONCE APPROVED VIA THE ePLACE PORTAL:

**Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358**

The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
www.mass.gov/abcc

APPLICATION FOR A NEW LICENSE

Municipality

1. LICENSE CLASSIFICATION INFORMATION

ON/OFF-PREMISES	TYPE	CATEGORY	CLASS
<input type="text" value="On-Premises-12"/>	<input type="text" value="\$12 Restaurant"/>	<input type="text" value="All Alcoholic Beverages"/>	<input type="text" value="Annual"/>

Please provide a narrative overview of the transaction(s) being applied for. On-premises applicants should also provide a description of the intended theme or concept of the business operation. Attach additional pages, if necessary.

Is this license application pursuant to special legislation? Yes No Chapter Acts of

2. BUSINESS ENTITY INFORMATION

The entity that will be issued the license and have operational control of the premises.

Entity Name FEIN

DBA Manager of Record

Street Address

Phone Email

Alternative Phone Website

3. DESCRIPTION OF PREMISES

Please provide a complete description of the premises to be licensed, including the number of floors, number of rooms on each floor, any outdoor areas to be included in the licensed area, and total square footage. You must also submit a floor plan.

Bar:
Bar Itself : 35
Lounge surrounding Bar: 48
Outside Patio: 50 with outside Bar

Total Square Footage: Number of Entrances: Seating Capacity:

Number of Floors: Number of Exits: Occupancy Number:

4. APPLICATION CONTACT

The application contact is the person whom the licensing authorities should contact regarding this application.

Name: Phone:

Title: Email:

APPLICATION FOR A NEW LICENSE

5. CORPORATE STRUCTURE

Entity Legal Structure LLC Date of Incorporation 10/18/2023 State of Incorporation Massachusetts Is the Corporation publicly traded? No

6. PROPOSED OFFICERS, STOCK OR OWNERSHIP INTEREST

List all individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.). Attach additional page(s) provided, if necessary, utilizing Addendum A.

- The individuals and titles listed in this section must be identical to those filed with the Massachusetts Secretary of State.
The individuals identified in this section, as well as the proposed Manager of Record, must complete a CORI Release Form.
Please note the following statutory requirements for Directors and LLC Managers:
On Premises (E.g. Restaurant/ Club/Hotel) Directors or LLC Managers - At least 50% must be US citizens;
Off Premises(Liquor Store) Directors or LLC Managers - All must be US citizens and a majority must be Massachusetts residents.
If you are a Multi-Tiered Organization, please attach a flow chart identifying each corporate interest and the individual owners of each entity as well as the Articles of Organization for each corporate entity. Every individual must be identified in Addendum A.

Name of Principal Jason Carron Residential Address [Redacted] SSN [Redacted] DOB [Redacted]

Title and or Position Owner/Manager Percentage of Ownership 85% Director/ LLC Manager US Citizen MA Resident

Name of Principal Tiffany L. Freitas Residential Address [Redacted] SSN [Redacted] DOB [Redacted]

Title and or Position Investor Percentage of Ownership 10% Director/ LLC Manager US Citizen MA Resident

Name of Principal Rick G. Nazzaro Residential Address [Redacted] SSN [Redacted] DOB [Redacted]

Title and or Position Investor Percentage of Ownership 5% Director/ LLC Manager US Citizen MA Resident

Name of Principal [Redacted] Residential Address [Redacted] SSN [Redacted] DOB [Redacted]

Title and or Position [Redacted] Percentage of Ownership [Redacted] Director/ LLC Manager US Citizen MA Resident

Name of Principal [Redacted] Residential Address [Redacted] SSN [Redacted] DOB [Redacted]

Title and or Position [Redacted] Percentage of Ownership [Redacted] Director/ LLC Manager US Citizen MA Resident

Additional pages attached? No

CRIMINAL HISTORY

Has any individual listed in question 6, and applicable attachments, ever been convicted of a State, Federal or Military Crime? If yes, attach an affidavit providing the details of any and all convictions. No

APPLICATION FOR A NEW LICENSE

6A. INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Does any individual or entity identified in question 6, and applicable attachments, have any direct or indirect, beneficial or financial interest in any other license to sell alcoholic beverages? Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

6B. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Has any individual or entity identified in question 6, and applicable attachments, ever held a direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages, which is not presently held? Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

6C. DISCLOSURE OF LICENSE DISCIPLINARY ACTION

Have any of the disclosed licenses listed in question 6A or 6B ever been suspended, revoked or cancelled? Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

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

7. OCCUPANCY OF PREMISES

Please complete all fields in this section. Please provide proof of legal occupancy of the premises.

- If the applicant entity owns the premises, a deed is required.
- If leasing or renting the premises, a signed copy of the lease is required.
- If the lease is contingent on the approval of this license, and a signed lease is not available, a copy of the unsigned lease and a letter of intent to lease, signed by the applicant and the landlord, is required.
- If the real estate and business are owned by the same individuals listed in question 6, either individually or through separate business entities, a signed copy of a lease between the two entities is required.

Please indicate by what means the applicant will occupy the premises

Lease

Landlord Name Stephen Saviano

Landlord Phone 781-354-4594

Landlord Email ssaviano812@yahoo.com

Landlord Address [REDACTED]

Lease Beginning Date 11/15/2023

Rent per Month \$13,000

Lease Ending Date 11/15/2027

Rent per Year \$156,000

Will the Landlord receive revenue based on percentage of alcohol sales? Yes No

APPLICATION FOR A NEW LICENSE

8. FINANCIAL DISCLOSURE

A. Purchase Price for Real Estate	0
B. Purchase Price for Business Assets	\$395,000.00
C. Other * (Please specify below)	\$170,533.59
D. Total Cost	\$565,533.59

*Other Cost(s): (i.e. Costs associated with License Transaction including but not limited to: Property price, Business Assets, Renovations costs, Construction costs, Initial Start-up costs, Inventory costs, or specify other costs):"

SOURCE OF CASH CONTRIBUTION

Please provide documentation of available funds. (E.g. Bank or other Financial institution Statements, Bank Letter, etc.)

Name of Contributor	Amount of Contribution
Jason Carron	\$150,000
Tiffany Frietas	\$300,000
Rick Nazzaro	\$150,000
Total:	\$600,000

SOURCE OF FINANCING

Please provide signed financing documentation.

Name of Lender	Amount	Type of Financing	Is the lender a licensee pursuant to M.G.L. Ch. 138.
			<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No

FINANCIAL INFORMATION

Provide a detailed explanation of the form(s) and source(s) of funding for the cost identified above.

Other Costs include the costs of renovation and construction.

9. PLEDGE INFORMATION

Please provide signed pledge documentation.

Are you seeking approval for a pledge? Yes No

Please indicate what you are seeking to pledge (check all that apply) License Stock Inventory

To whom is the pledge being made?

10. MANAGER APPLICATION

A. MANAGER INFORMATION

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

Proposed Manager Name Date of Birth SSN

Residential Address

Email Phone

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

B. CITIZENSHIP/BACKGROUND INFORMATION

Are you a U.S. Citizen? Yes No *Manager must be a U.S. Citizen
If yes, attach one of the following as proof of citizenship US Passport, Voter's Certificate, Birth Certificate or Naturalization Papers.

Have you ever been convicted of a state, federal, or military crime? Yes No
If yes, fill out the table below and attach an affidavit providing the details of any and all convictions. Attach additional pages, if necessary, utilizing the format below.

Date	Municipality	Charge	Disposition

C. EMPLOYMENT INFORMATION

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

Start Date	End Date	Position	Employer	Supervisor Name
06/2016	n/a	Owner	Avery Restaurant Consulting	
7/2013	5/2016	Executive Chef	Del Friscos Seaport	Scott Gould

D. PRIOR DISCIPLINARY ACTION

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

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

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

Manager's Signature Date

11. MANAGEMENT AGREEMENT

Are you requesting approval to utilize a management company through a management agreement?

Yes No

If yes, please fill out section 11.

Please provide a narrative overview of the Management Agreement. Attach additional pages, if necessary.

IMPORTANT NOTE: A management agreement is where a licensee authorizes a third party to control the daily operations of the license premises, while retaining ultimate control over the license, through a written contract. *This does **not** pertain to a liquor license manager that is employed directly by the entity.*

11A. MANAGEMENT ENTITY

List all proposed individuals or entities that will have a direct or indirect, beneficial or financial interest in the management Entity (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.).

Entity Name	Address	Phone
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>

Name of Principal	Residential Address	SSN	DOB
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>

Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>

Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>

Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>

Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

CRIMINAL HISTORY

Has any individual identified above ever been convicted of a State, Federal or Military Crime?

Yes No

If yes, attach an affidavit providing the details of any and all convictions.

11B. EXISTING MANAGEMENT AGREEMENTS AND INTEREST IN AN ALCOHOLIC BEVERAGES

LICENSE

Does any individual or entity identified in question 11A, and applicable attachments, have any direct or indirect, beneficial or financial interest in any other license to sell alcoholic beverages; and or have an active management agreement with any other licensees?

Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

11C. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Has any individual or entity identified in question 11A, and applicable attachments, ever held a direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages, which is not presently held?

Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

11D. PREVIOUSLY HELD MANAGEMENT AGREEMENT

Has any individual or entity identified in question 11A, and applicable attachments, ever held a management agreement with any other Massachusetts licensee?

Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Licensee Name	License Type	Municipality	Date(s) of Agreement

11E. DISCLOSURE OF LICENSE DISCIPLINARY ACTION

Has any of the disclosed licenses listed in questions in section 11B, 11C, 11D ever been suspended, revoked or cancelled?

Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

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

11F. TERMS OF AGREEMENT

- a. Does the agreement provide for termination by the licensee? Yes No
- b. Will the licensee retain control of the business finances? Yes No
- c. Does the management entity handle the payroll for the business? Yes No

d. Management Term Begin Date e. Management Term End Date

f. How will the management company be compensated by the licensee? (check all that apply)

- \$ per month/year (indicate amount)
- % of alcohol sales (indicate percentage)
- % of overall sales (indicate percentage)
- other (please explain)


ABCC Licensee Officer/LLC Manager

Signature:

Title:

Date:

Management Agreement Entity Officer/LLC Manager

Signature: 

Title:

Date:

ADDITIONAL INFORMATION

Please utilize this space to provide any additional information that will support your application or to clarify any answers provided above.

APPLICANT'S STATEMENT

I, the: sole proprietor; partner; corporate principal; LLC/LLP manager
Authorized Signatory

of
Name of the Entity/Corporation

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

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

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

Signature:

Date:

Title:

ENTITY VOTE

The Board of Directors or LLC Managers of Entity Name

duly voted to apply to the Licensing Authority of and the City/Town

Commonwealth of Massachusetts Alcoholic Beverages Control Commission on Date of Meeting

For the following transactions (Check all that apply):

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

"VOTED: To authorize Name of Person

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

"VOTED: To appoint Name of Liquor License Manager

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

A true copy attest,


Corporate Officer /LLC Manager Signature

For Corporations ONLY
A true copy attest,

Corporation Clerk's Signature

Jason Carron

(Print Name)

(Print Name)

ADDENDUM A

6. PROPOSED OFFICERS, STOCK OR OWNERSHIP INTEREST (Continued...)

List all individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.).

Entity Name	Percentage of Ownership in Entity being Licensed (Write "NA" if this is the entity being licensed)			
<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>			

Name of Principal	Residential Address	SSN	DOB
<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB
<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>
Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen
<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

CRIMINAL HISTORY

Has any individual identified above ever been convicted of a State, Federal or Military Crime?
If yes, attach an affidavit providing the details of any and all convictions.

Yes No



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

DEBORAH B. GOLDBERG
 TREASURER AND RECEIVER GENERAL

CORI REQUEST FORM

JEAN M. LORIZIO, ESQ.
 CHAIRMAN

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

ABCC LICENSE INFORMATION

ABCC NUMBER: <small>(IF EXISTING LICENSEE)</small>		LICENSEE NAME:	PARC RESTAURANT GROUP LLC	CITY/TOWN:	Reading, MA
-------------------------------------------------------	--	----------------	---------------------------	------------	-------------

APPLICANT INFORMATION

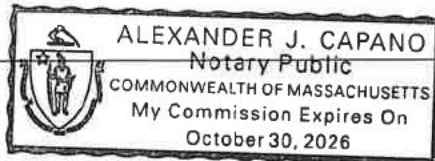
LAST NAME:	Carron	FIRST NAME:	Jason	MIDDLE NAME:	
MAIDEN NAME OR ALIAS (IF APPLICABLE):	N/A	PLACE OF BIRTH:	Meridan, CT		
DATE OF BIRTH:	[REDACTED]	SSN:	[REDACTED]	ID THEFT INDEX PIN (IF APPLICABLE):	N/A
MOTHER'S MAIDEN NAME:	[REDACTED]	DRIVER'S LICENSE #:	[REDACTED]	STATE LIC. ISSUED:	Massachusetts
GENDER:	MALE	HEIGHT:	[REDACTED]	WEIGHT:	[REDACTED]
EYE COLOR:	Green				
CURRENT ADDRESS:	[REDACTED]				
CITY/TOWN:	Reading	STATE:	MA	ZIP:	01867
FORMER ADDRESS:	[REDACTED]				
CITY/TOWN:	Reading	STATE:	MA	ZIP:	01867

PRINT AND SIGN

PRINTED NAME:	Jason Carron	APPLICANT/EMPLOYEE SIGNATURE:	[Signature]
---------------	--------------	-------------------------------	-------------

NOTARY INFORMATION

On this Wednesday, 29 November, 20 before me, the undersigned notary public, personally appeared Jason Carron
 (name of document signer), proved to me through satisfactory evidence of identification, which were MA drivers license
 to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.



[Signature]
 NOTARY

DIVISION USE ONLY

REQUESTED BY:	
	<small>SIGNATURE OF CORI AUTHORIZED EMPLOYEE</small>

The DCJ Identify Theft Index PIN Number is to be completed by those applicants that have been issued an Identify Theft PIN Number by the DCJ. Certified agencies are required to provide all applicants the opportunity to include this information to ensure the accuracy of the CORI request process. ALL CORI request forms that include this field are required to be submitted to the DCJ via mail or by fax to (617) 660-4614.



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

DEBORAH E. GOLDBERG
TREASURER AND RECEIVER GENERAL

CORI REQUEST FORM

JEAN M. LORIZIO, ESQ.
CHAIRMAN

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ABCC LICENSE INFORMATION

ABCC NUMBER: <small>(IF EXISTING LICENSE)</small>		LICENSEE NAME:		CITY/TOWN:	
------------------------------------------------------	--	----------------	--	------------	--

APPLICANT INFORMATION

LAST NAME:	Freitas	FIRST NAME:	Tiffany	MIDDLE NAME:	Leigh
MAIDEN NAME OR ALIAS (IF APPLICABLE):		PLACE OF BIRTH:	Stoneham, MA		
DATE OF BIRTH:		SSN:		ID THEFT INDEX PIN (IF APPLICABLE):	
MOTHER'S MAIDEN NAME:		DRIVER'S LICENSE #:		STATE LIC. ISSUED:	Massachusetts
GENDER:	FEMALE	HEIGHT:		WEIGHT:	
		EYE COLOR:	Brown		
CURRENT ADDRESS:					
CITY/TOWN:	Reading	STATE:	MA	ZIP:	01867
FORMER ADDRESS:					
CITY/TOWN:	Reading	STATE:	MA	ZIP:	01867

PRINT AND SIGN

PRINTED NAME:	Tiffany Leigh Freitas	APPLICANT/EMPLOYEE SIGNATURE:	
---------------	-----------------------	-------------------------------	--

NOTARY INFORMATION

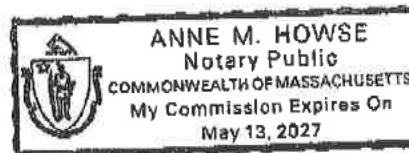
On this 26th before me, the undersigned notary public, personally appeared Tiffany L. Freitas
(name of document signer), proved to me through satisfactory evidence of identification, which were a driver's license
to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.

NOTARY

DIVISION USE ONLY

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

The DCI Identify Theft Index PIN Number is to be completed by those applicants that have been issued an Identify Theft PIN Number by the DCI. Certified agencies are required to provide all applicants the opportunity to include this information to ensure the accuracy of the CORI request process. All CORI request forms that include this field are required to be submitted to the DCI via mail or by fax to (617) 990-4624.





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

DEBORAH B. GOLDBERG
TREASURER AND RECEIVER GENERAL

CORI REQUEST FORM

JEAN M. LORIZIO, ESQ.
CHAIRMAN

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

ABCC LICENSE INFORMATION

ABCC NUMBER: <small>(IF EXISTING LICENSEE)</small>		LICENSEE NAME:	PARC RESTAURANT GROUP LLC	CITY/TOWN:	Reading, MA
-------------------------------------------------------	--	----------------	---------------------------	------------	-------------

APPLICANT INFORMATION

LAST NAME:	Nazzaro	FIRST NAME:	Rick	MIDDLE NAME:	Gerard
MAIDEN NAME OR ALIAS (IF APPLICABLE):		PLACE OF BIRTH:	Medford, MA		
DATE OF BIRTH:		SSN:		ID THEFT INDEX PIN (IF APPLICABLE):	
MOTHER'S MAIDEN NAME:		DRIVER'S LICENSE #:		STATE LIC. ISSUED:	Massachusetts
GENDER:	MALE	HEIGHT:		WEIGHT:	
EYE COLOR:	Hazel				
CURRENT ADDRESS:					
CITY/TOWN:	Reading	STATE:	MA	ZIP:	01867
FORMER ADDRESS:					
CITY/TOWN:	Woburn	STATE:	MA	ZIP:	01801

PRINT AND SIGN

PRINTED NAME:	Rick G. Nazzaro	APPLICANT/EMPLOYEE SIGNATURE:	<i>Rick G. Nazzaro</i>
---------------	-----------------	-------------------------------	------------------------

NOTARY INFORMATION

On this 1-24-2024 before me, the undersigned notary public, personally appeared Rick Gerard Nazzaro
(name of document signer), proved to me through satisfactory evidence of identification, which were license
to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose.

[Signature]
NOTARY



RICHARD M. CARTER
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
July 7, 2028

DIVISION USE ONLY

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

The DCI Identify Theft Index PIN Number is to be completed by those applicants that have been issued an Identify Theft PIN Number by the DCI. Certified agencies are required to provide all applicants the opportunity to include this information to ensure the accuracy of the CORI request process. ALL CORI request forms that include this field are required to be submitted to the DCI via mail or by fax to (617) 860-4614.

LEASE

ARTICLE 1

Reference, Data and Exhibits

Section 1.1 Data.

EFFECTIVE DATE: November 15, 2023

NAME AND LOCATION OF PREMISES: 136 Haven Street, Commercial Unit #2, Reading, Massachusetts 01867.

Said Commercial Unit #2 shall hereinafter be referred to as the “Premises” and is shown on Site Plan recorded with Master Deed of the Postmark Condominium at the Middlesex South Registry of Deeds, Including, use of any storage areas, the exclusive right to use the outdoor space appurtenant to the unit for outdoor seating for its restaurant; all exclusive rights and areas shown on site plan, and as stated in Article II, pursuant to and subject to the Master Deed and By Laws of the Postmark Condominium.

This Lease is subject to the Master Deed of The Postmark Condominium, as the same may be amended from time to time, The Postmark Condominium Trust and By-laws, as the same may be amended from time to time, and all rules and regulations validly established by the Trustees of the Postmark Condominium Trust, in effect from time to time (collectively, the “Condominium Documents”).

LANDLORD or LESSOR : Haven Street Realty LLC, a Massachusetts limited liability company.

ORIGINAL ADDRESS OF LESSOR: Commercial Unit 2, 136 Haven Street, Reading, MA 01867

TENANT or LESSEE: PARC RESTAURANT GROUP, LLC, a Massachusetts limited liability company, 136 Haven Street, Reading, MA 01867

TERM: The original term hereof shall run from November 15th, 2023 through February 15, 2027, with the option to renew as stated further in this agreement and subject to the terms thereof, for another period of three (3) years.

PUBLIC LIABILITY INSURANCE MINIMUM LIMITS:

BODILY INJURY: \$500,000.00 each person/\$1,000,000.00 each accident.

PROPERTY DAMAGE: \$100,000.00

At Landlord’s option, such limits may be reasonably adjusted.

PERMITTED USE: Tenant acknowledges that no trade or occupation shall be conducted in the leased premises or use made thereto which will be unlawful, improper, or offensive, or contrary to any law or any municipal by-laws or ordinance in force in the city or town in which the premises are situated. Tenants intended use for the Premises is a restaurant with a full liquor license and outdoor seating on its exclusive use outdoor space, all in accordance with and subject to the Postmark Condominium Master Deed, By Laws and Rules and Regulations, as may be amended.

Tenant shall have the right to install and maintain signage on the exterior of the building in compliance with the applicable Town of Reading requirements

Without the approval of the Landlord, Tenant may not sublease any portion of the Premises to any other person or entity. If the Tenant does sublease at a rate greater than the rates to be paid by Tenant, Landlord is entitled to fifty (50) percent of the difference.

Section 1.2 Effect of Reference to Data. Each reference in this Lease to any of the titles contained in Section 1.1 shall be construed to incorporate the data stated under that title.

Section 1.3 Base Rent. Base rent shall be \$13,000.00 per month, payable on the first of each month in advance. The schedule of Rent shall be as follows:

The first three months shall be rent free;

The next six months (Month 4- Month 10) one half of the base rent shall be charged, all six payments to be deferred and beginning in month ten (10), thirty equal payments of \$1,300. shall be paid in addition to the Base Rent.

Tenant hereby agrees to pay to Landlord one month's base rent as a Security Deposit herein due upon execution of this Lease

ARTICLE II Premises

Section 2.1 Leased Premises. LESSOR does hereby demise and lease unto LESSEE the "Premises" containing approximately 3,930 square feet of commercial space), located on the basement and ground floors, more or less, including all fixtures and improvements in "as is" condition and together with all appurtenant rights thereto belonging, including, without limitation, the nonexclusive right to use the Common Areas of the Postmark Condominium subject to the terms of the Condominium Documents as effective from time to time, the non-exclusive rights to use roadways, driveways, entrances, exits, and service roads, the exclusive right to utilize any outside space appurtenant to said Commercial Unit 2, all as stated in the Master Deed and Unit Deed of Lessor.

As utilized herein, the Premises shall specifically include all parking, usage and access rights to and egress rights from the Premises granted to the LESSOR by Deed of LESSOR recorded in the Middlesex South District Registry of Deeds at Book 82221 Page 356.

ARTICLE III TRIPLE NET PROVISIONS

Section 3.2 Payment of Real Estate Taxes. The Base Rent to be paid by the Tenant as set forth above, includes 100% of the total amount of local real estate taxes levied on the Premises.

Notwithstanding anything herein contained to the contrary, if the real estate tax bill is increased after the third anniversary of the lease, the Tenant shall be responsible to pay said increase in addition to the base rent above.

As utilized herein, the term "real estate taxes" shall mean all real property taxes imposed upon the Landlord by any governmental authority having jurisdiction thereover; and all impositions and assessments for public improvements, such as sanitary sewer or public water supply, provided, however, that if at any time during the term of this lease, the present method of taxation or assessment of real property shall be altered, changed or modified, in whole or in part, and in addition to or in lieu of such real property taxes, there shall be imposed upon Landlord by way of assessment or levy or otherwise upon the rents derived from the Premises, or as a tax, assessment, levy or charge measured or based upon, in whole or in part, the Premises or the rents derived therefrom and imposed upon the Landlord, each and every such assessment, levy or charge shall be deemed a Real Estate Tax to the extent that Tenant has been relieved of payment of current real estate taxes payable prior to such change or alteration in such method of taxation of real property. Federal income taxes, state income taxes, estate taxes and inheritance taxes imposed upon Landlord shall not be considered Real Estate Taxes unless such other taxes are imposed or increased by reason of the alteration, change or modification of the method of taxation or assessment of real property.

The Landlord shall provide Tenant with documentation of any municipal, insurance, or other increases or assessments, including the Landlord's calculation, simultaneously with demand for payment thereof.

Section 3.2 Common Area Charges. The base rent shall be deemed to include one hundred (100%) percent of any common area maintenance fees or condominium fees attributable to the Premises. Any increase in the Common Area Charges during the term of the lease shall be paid by the Tenant, in addition to the base rent. The Tenant shall be liable for any Capital Assessments assessed against the said Unit 2 payable during term of the lease. Landlord is not aware of any pending Capital Assessment at the building.

Section 3.3 Electricity and Telephone. Tenant shall make its own arrangements for heat, electric, telephone and gas service respectively and shall pay promptly therefor.

Section 3.4 Water and Sewerage. Tenant shall timely pay for 100% of the water and sewer charges for the Premises.

Section 3.5 Other Utilities and Services. Tenant shall pay all charges for any other utilities and services used by it and supplied by the Landlord or any other person, firm or corporation. Tenant shall save harmless and indemnify Landlord against any claim or liability an account of said charges.

Section 3.6 Insurance. Tenant, at Tenant's cost, shall be responsible for obtaining such insurance as it may deem advisable for all contents and merchandise owned by Tenant located in the Premises, together with any Tenant improvements to the property. Tenant shall also keep in full force and effect comprehensive public liability insurance insuring Landlord and Tenant against injury to property, persons, or loss of life arising out of use of occupancy of the demised property by any person, with limits as set forth herein. The insurance to be purchased by Tenant pursuant to this Lease shall not be limited in any way by reason of any insurance which may be maintained by Landlord. Each year Tenant shall provide Landlord with a certificate of insurance with Landlord identified as an additionally insured party.

Section 3.7 Triple Net Charges. All triple net charges paid by Tenant to or on behalf of Landlord shall, for the purposes of this lease, be considered "additional rent" due pursuant to this Lease.

Section 3.8 Payment of Triple Net Charges. To satisfy its obligation to pay triple net charges, the Tenant will pay the Landlord in monthly installments on the first day of each calendar month in advance, one twelfth of any increase to the real estate taxes made after the date of this Lease. In addition, Tenant shall pay, in full, all insurance due on the Premises to maintain Tenant's business and insure Tenant's property and improvements made to the Premises. Tenant shall also pay for all maintenance to the premises, either directly to the vendors or to the Landlord for any improvement made by Tenant and paid for by Landlord. Within sixty (60) days of the end of each calendar year the payments for the preceding year shall, to the extent necessary, be adjusted as against payments actually made during that year. Any deficiency shall be paid within ten days of invoice and provision of supporting documentation. Any surplus from a year shall be applied to the following year's charges. The monthly payments for triple net charges shall be adjusted annually based on the charges actually incurred for the prior year.

So long as Tenant is not in default of any terms of this lease, Tenant shall have the option to renew this lease for another three year term, with base rent increasing by an additional \$1.00 per square foot of the Premises for each of the three years, in addition to all other fees and costs contained herein, which Tenant will continue to pay in addition to the new base rent.

ARTICLE IV Tenant's Additional Covenants.

Section 4.1 Affirmative Covenants. Tenant covenants, at its expense, at all times during the Lease Term and such further time as the Tenant occupies the Premises or any part thereof:

(A) To perform promptly all of the obligations of Tenant as set forth in this Lease; and to pay when due said Base Rent and all charges, rates and other sums which by the terms of this Lease are to be paid by the Tenant; To promptly pay when due all public charges with respect to the Premises, not previously allocated to Tenant pursuant to Article III herein;

(B) To store all trash and refuse within the Premises and to attend to the disposal thereof in the manner designated by the Landlord; to keep all drains inside the Premises clean and in good and normal working order; and to properly clean all filters and vents necessary to maintain safety on the Premises and all in accordance with the Master Deed of the Postmark Condominium and the Trust, By Laws and Rules and Regulations of the Postmark Condominium Trust.

(C) At the Tenant's expense, to keep the Premises in the same order and repair as they are in at the commencement of the term, or may be put in during the term, to keep all glass in good condition and to maintain, repair and replace any fixture or improvement; To the extent not the responsibility of the Condominium Association, to maintain, repair and replace all fixtures and equipment, including without limitation, all heating, air conditioning, ventilation, plumbing, lighting, electrical and mechanical fixtures, signs and equipment in the same good operating condition as they are in on the commencement date, or may be put in during the term, damage by fire or unavoidable casualty excepted;

(D) To make all repairs, alterations, additions or replacements to the Premises required by law or ordinance or any order or regulation of any public authority because of the Tenant's particular use of the Premises; to keep the Premises equipped with all safety appliances so required because of such use; to procure any licenses and permits required for any such use; to comply with the recommendations of the Fire Underwriters Rating Bureau or other similar organizations; and to comply with the orders and regulations of all governmental authorities except that the Tenant may defer compliance so long as the validity of any such law, ordinance, order or regulation shall be contested by the Tenant in good faith and by appropriate legal proceedings, if the Tenant first gives the Landlord appropriate assurance against any loss, cost or expense on account thereof and provided the same does not subject the Landlord to the threat of any criminal liability;

(E) To pay promptly when due the entire cost of any work to the Leased Premises undertaken by the Tenant so that the Premises shall at all times be free of liens for labor and materials; to procure all necessary permits before undertaking such work; to do all of such work in a good and workmanlike manner, employing materials of good quality and complying with all governmental requirements; and to save the Landlord harmless and indemnified from all injury, loss, claims or damage to any person or property occasioned by or growing out of such work.

(F) To save the Landlord harmless and indemnified from all injury, loss and claims of damage to any person or property while on or about the Premises; to save the Landlord harmless and indemnified from all injury, loss, claim of damage to any person or property anywhere occasioned by any omission, neglect or default of the Tenant, its agents, servants and employees; to save Landlord harmless and indemnified from all injury, loss or claim relating to goods sold at the Premises, or to any alleged nuisance made or suffered on the Premises, or pertaining to damages resulting from stoppage or leakage of pipes or from steam, gas, electricity, water, rain or leaks from any part of the Premises or from the pipes, appliances, or plumbing works, or from the roof, street or subsurface, or from any other place, or by dampness or by any other cause of whatsoever nature; to maintain in responsible companies qualified to

do business in the state in which the Premises is located, and in good standing therein, public liability insurance covering the Premises insuring the Landlord by name as well as the Tenant against any loss, liability or expense whatsoever from fire (including extended coverage), personal injury, death, products liability damage, property damage, theft or vandalism arising or occurring upon or in connection with the Premises or by reason of Tenant's operation thereof with limits at least equal to those stated in Section 1.1 and Landlord may, upon notice to Tenant, modify the minimum amounts of insurance required;

(G) To permit the Landlord and its agents to examine the Premises at reasonable times and with reasonable notice to show the premises to prospective purchasers, lenders and tenants. Within six months of the expiration of the term, Landlord may affix suitable notices to any part of the interior or exterior of the Premises.

(H) That the Landlord shall not be required to make any repairs or improvements or to supply any service to the Premises, but will not unreasonably withhold permission or approval needed for tenant to obtain, the common areas, or any fixtures or improvement and shall not be liable to anyone for any claim of any nature including, without limitation, compensation or rent reduction for loss of business, or constructive or actual eviction, for interruption of an agreed service due to any accident, emergency situation, the making of repairs, alterations or additions, labor difficulties, trouble in obtaining fuel, electricity, service or supplies or to any cause beyond Landlord's reasonable control; that all personal property from time to time upon the Premises shall be at the sole risk of the Tenant; and that the Landlord shall not be liable for any damage which may be caused to the Premises by the bursting or leaking of or condensation from any plumbing, cooling or heating pipe or fixture unless caused by Landlord's gross negligence. Tenant shall carry insurance on all contents and fixtures installed by Tenant.

(I) To pay on demand the Landlord's expenses, including, without limitation, reasonable attorneys' fees, incurred in enforcing any obligations of the Tenant under this Lease or in curing any default by the Tenant under this Lease. It is expressly agreed that Landlord may, but need not, pay any charge which Tenant should have paid or take any action which Tenant should have taken pursuant to this agreement and that Tenant will reimburse Landlord for any such cost incurred, plus 10% for overhead expenses, payable on demand;

(J) At the termination of this Lease: To remove such of the Tenant's goods and effects as are not permanently affixed to the Premises; to remove such alterations and additions made by Tenant as the Landlord may request; to repair any damage caused by such removal; and peaceably to yield up the Premises and all alterations and additions thereto (except such as the Landlord has requested Tenant to remove) and all fixtures, furnishings, equipment and floor coverings which are permanently affixed to the Premises, which shall thereupon become the property of Landlord, clean and in good order, repair and condition.

At Landlord's option, equipment and/or property not so removed within seven (7) days of the date of termination or expiration shall be deemed abandoned and may be removed and disposed of by Landlord in such manner as Landlord shall determine and Tenant shall pay Landlord the entire cost and expense incurred by it in effecting such removal and disposition

and in making any incidental repairs and replacements to the Premises. Tenant shall further indemnify Landlord against all losses, costs and damages resulting from Tenant's failure and delay in surrendering the Premises as above provided. Pursuant to this paragraph, Landlord, in its discretion, may sell such property and apply the proceeds to its costs and all other sums due from Tenant hereunder.

Tenant shall pay Landlord double the total of the minimum rent for each month or portion thereof Tenant shall retain possession of the Premises or any part thereof after the termination or expiration of this Lease, and all other charges which would be due hereunder if this Lease were not terminated and shall also pay all damages sustained by Landlord on account of Tenant's continued possession. Acceptance of such payments shall not constitute a waiver of Landlord's right to regain possession by legal process, which may be commenced at any time.

In the event that the Premises, or the Building are to be demolished or transferred by Landlord then, at the option of Landlord, upon a written notice to Tenant, this lease shall terminate without expense or liability to Landlord. If any provision in this paragraph conflicts with any other provision, term, covenant, agreement or condition of this Lease, this paragraph shall prevail;

(K) Tenant's rights under this Lease are and shall always be subordinate to the operation and effect of any mortgage, deed of trust or security interest now or hereafter placed by the owner of the Premises upon the Premises or the Center or any portion thereof, and to all advances made thereunder and to the interest thereon and all renewals, replacements and extensions thereof. This clause shall be self-operative and no further instrument of subordination shall be required. In confirmation thereof, Tenant shall execute such further assurance as may be required or requested by LESSOR and/or any mortgagee of LESSOR;

(L) To remain fully obligated under this Lease notwithstanding any assignment or sublease or any indulgence granted by Landlord to Tenant or to any assignee or sublessee; and

Section 4.2 Negative Covenants. The Tenant covenants at all times during the Term and such further time as Tenant occupies the Premises of any part thereof not to injure, overload, deface or otherwise harm the Premises; nor commit any nuisance; nor make any use of the Premises which is improper, offensive or contrary to any law or ordinance or which will invalidate any of the Landlord's insurance. Tenant shall not make any alteration, addition or improvement to the interior of the Premises without the prior consent of the Landlord.

ARTICLE V

Damage, Destruction or Eminent Domain

Section 5.1 Fire or Other Casualty. If the Premises are damaged and made substantially untenable by fire or casualty, Landlord may by written notice to Tenant, given within sixty (60) days after such occurrence, terminate this Lease. If any mortgagee of the Landlord or the Condominium Association shall refuse to allow the proceeds of the insurance to be used for the

repair, rebuilding or restoration of the Premises, Landlord shall notify Tenant and this Lease shall terminate. Unless this lease is terminated, Tenant shall coordinate repairs with the Landlord and the Condominium Association. Rent shall not be abated, in whole or in part unless the Landlord and Tenant reach a mutual agreement. In the event of any termination under the provisions of this Article rent and other payments shall be apportioned as of the termination date.

Section 5.2 Eminent Domain. The Landlord reserves and excepts all rights to damages to the Premises and the lease-hold hereby created now accrued or hereafter accruing (not including damages to Tenant's stock in trade, or for interference with Tenant's business and damages to fixtures which the Tenant must remove upon termination of this Lease) by reason of any exercise of the right to Eminent Domain, or by reason of anything lawfully done in pursuance of any public or other authority; and by way of confirmation the Tenant grants to the Landlord all the Tenant's rights to such damages and covenants to execute and deliver such further instruments of assignment thereof as the Landlord may from time to time request. If all the Premises are taken by Eminent Domain this Lease shall terminate and the Tenant is required to vacate the premises. For any partial taking which permits the remaining portion of the Premises to be utilized, the Lease shall remain in full force and effect and there shall be no full or partial abatement of rent. The Tenant, at its expense, shall proceed with all reasonable dispatch, to do such work as may be required to restore the Premises or what remains thereof as nearly as may be to the condition they were in immediately prior to such taking; and the Tenant shall at its expense, proceeding with all reasonable dispatch, do such work to its fixtures, furniture, furnishings, floor coverings and equipment as may be required.

5.3 Release of Landlord. The Tenant agrees that the Landlord will not be liable, in any event, for any act which may result in a loss from fire, providential loss or any other casualty, however caused.

ARTICLE VI Defaults by Tenant and Remedies

Section 6.1 Tenant's Default. If:

(A) Tenant shall fail to pay the Base Rent, Additional Rent, or other charges on/or before the date on which the same becomes due and payable, or

(B) Tenant shall fail to perform or observe some term or condition of this Lease which, because of its character, would immediately jeopardize Landlord's interest (such as, but without limitation, failure to maintain public liability insurance or the employment of labor and contractors within the Premises which would interfere with the Landlord's work), or

(C) Tenant shall fail to perform or observe any other term or condition contained in this Lease and Tenant shall not commence to cure such failure within thirty days after notice from Landlord to Tenant thereof and promptly and diligently complete the curing of the same, or

(D) The estate hereby created shall be taken on execution or by other process of law, or

if Tenant shall be judicially declared bankrupt or insolvent according to law, or if any assignment shall be made of the property of Tenant for the benefit of creditors, or if a receiver, guardian, conservator, trustee in involuntary bankruptcy or other similar officer shall be appointed to take charge of all or any substantial part of Tenant's property by a court of competent jurisdiction, or if a petition shall be filed for the reorganization of Tenant under any provisions of the Bankruptcy Act now or hereafter enacted, and such proceeding is not dismissed within sixty (60) days after it is begun, or if Tenant shall file a petition for such reorganization, or for arrangements under any provision of the Bankruptcy Code now or hereafter enacted and providing a plan for a debtor to settle, satisfy or extend the time for the payment of debts, or

(E) Tenant, or someone on behalf of Tenant, records this Lease, or

(F) The Tenant receives three written Notices of Default in any twelve month period, regardless of whether or not the defaults specified were corrected then, this Lease shall terminate effective upon delivery of a written Notice of Termination to Lessee and Tenant covenants and agrees, notwithstanding termination, to pay and be liable for, on the days originally fixed herein for the payment thereof, amounts equal to the several installments of rent and all other charges reserved as they would, under the terms of this Lease, become due if this Lease had not been terminated, and whether the Premises be relet or remain vacant, in whole or in part, or for a period less than the remainder of the term, and for the whole thereof but, in the event the Premises be relet by Landlord, Tenant shall be entitled to a credit in the net amount of rent received by Landlord in reletting, after deduction of all expenses incurred in reletting the Premises (including, without limitation, legal fees, remodeling costs, brokerage fees and the like), and in collecting the rent in connection therewith, in the following manner:

Amounts received by Landlord after reletting shall first be applied against such Landlord's expenses, until the same are recovered, and until such recovery, Tenant shall pay, as of each day when a payment would fall due under this Lease, the amount which Tenant is obligated to pay under the terms of this Lease (Tenant's liability prior to any such reletting and such recovery not in any way to be diminished as a result of the fact that such reletting might be for a rent higher than the rent provided for in this Lease); when and if such expenses have been completely recovered, the amounts received from reletting by Landlord as have not previously been applied shall be credited by Landlord against Tenant's obligations as of each day when a payment would fall due under this Lease, and only the net amount thereof shall be payable by Tenant. Further, amounts received by Landlord for such reletting for any period shall be credited only against obligations of Tenant allocable to such period and shall not be credited against obligations of the Tenant hereunder accruing subsequent or prior to such period; nor shall any credit of any kind be due for any period after the date when the term of this Lease is scheduled to expire according to its terms.

Tenant further agrees that, during the remainder of the Term Landlord may perform any of Tenant's obligations pursuant to this lease at Tenant's expense, which costs may be added to the expenses recoverable by Landlord after reletting.

It is further agreed that in reletting, Landlord, in its sole discretion may (1) relet the Premises, or any portion thereof, for a term equal to, less than or in excess of the balance of the Term; (2) grant such concessions and free rent as Landlord considers advisable; (3) make such alterations, repairs and improvements to the Premises as Landlord considers advisable; and (4) lease upon such conditions as Landlord considers advisable. No action or inaction of Landlord in accordance with the foregoing and no failure to relet or to collect rent or other payment under reletting shall operate or be construed to release or reduce Tenant's liability as aforesaid.

At the election of the Landlord made at any time prior to expiration of the term, Tenant will, upon such termination, pay to Landlord, as damages, such a sum as at the time of such termination represents the amount of the excess, if any, of the then value of the total rent and other benefits which would have accrued to Landlord under this Lease for the remainder of the Term from the date of election if the Lease terms had been fully complied with by Tenant over and above the then cash rental value (in advance) of the Premises from the date of election for the balance of the Term. Such election shall not diminish Landlord's remedies hereunder for periods prior to the date of election.

Further, if this Lease shall be guaranteed on behalf of the Tenant, all of the foregoing provisions with respect to bankruptcy of Tenant, etc., shall be treated as reading "Tenant or the guarantor hereof".

Without limiting any of Landlord's rights and remedies hereunder, and in addition to all other amounts Tenant is otherwise obligated to pay, it is expressly agreed that Landlord shall be entitled to recover from Tenant all costs and expenses, including reasonable attorneys' fees, incurred by Landlord in enforcing this Lease and Tenant's obligations and covenants hereunder. To the extent permitted by law, Tenant hereby waives any obligation of Landlord to mitigate its damages in the event of such termination.

Section 6.2 Late Payments. If any payment due hereunder is not received by Lessor by the date it is due, such payments shall bear interest at a rate of 15% annually from the due date to the date of receipt. Such interest shall be deemed to be additional rent, to be calculated by Landlord. Landlord shall provide Tenant with written notice of the amounts due and such amounts shall be payable on the first day of the first month following receipt. Failure to make timely interest payments, as herein provided, shall also be subject to the interest provisions of this paragraph. Interest due hereunder shall be in addition to and not in lieu of Landlord's other remedies pursuant to this Lease and acceptance by Landlord of interest payments shall not waive Landlord's rights to pursue other remedies, including termination.

ARTICLE VII Miscellaneous Provisions

Section 7.1 Notices From One Party to the Other. Any notice from Landlord to Tenant or from the Tenant to Landlord shall be deemed duly served if mailed by registered or certified mail addressed, if to Tenant, at the Original Address of Tenant or such other address as Tenant shall have last designated by notice in writing to Landlord, and, if to Landlord, at the Original

Address of Landlord or such other address as Landlord shall have last designated by notice in writing to Tenant. The customary receipt shall be conclusive evidence of such service. Alternatively, service may be made by constable served upon the other party at the address hereinabove set forth or by Federal Express or similar overnight delivery service at the stated addresses.

Section 7.2 Timeliness of Notices. In any instance where notice is required under any term or provision of this Lease, it is agreed between the parties that time shall be of the essence and that timeliness of all requisite notices shall be deemed of the essence and not subject to waiver.

Section 7.3 Lease Not to be Recorded. Tenant agrees that it will not record this Lease. Both parties shall, upon the request of either, execute and deliver a notice of this Lease in such form, if any, as may be permitted by applicable statute.

Section 7.4 Limitation of Landlord's Liability. The Landlord shall be liable under this Lease only while owner of the Leased Premises. Except for breach by Landlord of the covenant of quiet enjoyment, Landlord shall not be deemed to be in default in the performance of any of its obligations hereunder unless it shall fail to perform such obligations and such failure shall continue for a period of thirty (30) days or such additional time as is reasonably required to correct any such default after written notice has been given by Tenant to Landlord specifying the nature of the alleged default. Tenant agrees that, in the event Tenant obtains any judgment against Landlord by virtue of an alleged default by Landlord under this Lease, Tenant shall be limited to Landlord's interest in the Premises for satisfaction of such judgment. The limitation set forth in the preceding sentence is not intended to, and shall not, limit any right that Tenant may have to obtain injunctive relief against Landlord, or any other action not involving Landlord's monetary liability from assets other than Landlord's interest in the Premises.

Section 7.5 Applicable Law and Construction. This Lease shall be governed by and construed in accordance with the laws of the Commonwealth of Massachusetts, and if any provisions of this Lease shall to any extent be invalid, all other provisions shall nevertheless continue in full force and effect. There are no oral or written agreements between Landlord and Tenant affecting this lease. This Lease may be amended only by instrument in writing executed by the Landlord and Tenant. Any and all rights and remedies which Landlord may have under this Lease, and at law and equity, shall be cumulative and shall not be deemed inconsistent with each other, and any two or more of all such rights and remedies may be exercised at the same time insofar as permitted by law. Failure of Landlord to exercise any power given to it hereunder, or to insist upon strict compliance with the provisions of this Lease by the Tenant shall not be construed as a waiver of any subsequent right of a same or similar nature, and no custom or practice of the parties at variance with the terms hereof shall constitute a waiver of Landlord's right to demand exact compliance with the terms hereof. No covenant, term or condition of this Lease shall be deemed to have been waived by Landlord, unless Landlord expressly acknowledges a waiver in writing. The subsequent acceptance of rent or other payment hereunder by Landlord shall not be deemed a waiver or acceptance of any preceding breach by Tenant of any term, covenant or condition of this Lease. Any rent tendered by Tenant in payment of rent in arrears or following termination of this Lease will be

accepted for the use and occupancy of the premises only and without waiving, but expressly relying upon, Landlord's rights, including, but not limited to, that of termination and preceding to evict or remove Tenant. No payment by Tenant of a lesser amount than an amount due hereunder shall be deemed to be other than on account of the total amount due, nor shall any endorsement or statement on any check or letter accompanying any check or payment as rent be deemed an accord and satisfaction and Landlord may accept such check or payment without prejudice to Landlord's right to recover the balance of such payment due or exercise any other remedy hereunder. The Landlord shall not be deemed, in any way or for any purpose, to have become, by the execution of this Lease or any action taken thereunder, a partner of the Tenant in its business or otherwise or a joint venturer or a member of any joint enterprise with the Tenant.

The titles of several Articles and Sections contained herein are for convenience only and shall not be considered in construing this Lease. Unless repugnant to the context, the words "Landlord" and "Tenant" appearing in this Lease shall be construed to mean those named above and their respective heirs, executors, administrators, successors and assigns, and those claiming through or under them respectively. Whenever the singular is used and when required by the context it shall include the plural, and the neuter gender shall include the masculine and feminine. References to "Landlord" and "Tenant" shall be deemed proper regardless of whether either is an individual, partnership or corporation. If there by more than one tenant the obligations imposed by this Lease upon the Tenant shall be joint and several.

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Section 7.6 Acceptance of Premises. Tenant acknowledges that it has fully inspected the demised premises and Tenant hereby accepts the demised premises and the buildings and improvements situated thereon, in an "as is" condition, without any warranties or representations by Landlord and without recourse to Landlord as to the nature, condition or usability thereof, except that Landlord agrees to perform the work set forth on the schedule attached hereto and made a part hereof, if any.

Section 7.7 Lease Modification. In the event that the holder of any mortgage or prospective mortgage on the property of which the leased premises are a part, shall request any modification of any of the provisions of this Lease not substantially affecting Tenant's rights, Tenant agrees Tenant will enter into a written agreement in recordable form with such holder or prospective holder, which shall effect such modification and shall provide that such modification shall become effective and binding upon Tenant and shall the same force as an amendment to this Lease in the event of a foreclosure or other similar action taken by such holder or prospective holder. A provision directly relating to the rents payable hereunder, the duration of time hereof, or the size, use or location of the leased premises shall be deemed a provision substantially affecting Tenant's rights.

Section 7.8 Assignment by Landlord. This Lease and all rights hereunder may be assigned and transferred by Landlord and, if so, shall be binding upon and inure to the benefit of the Landlord's successors and assigns.

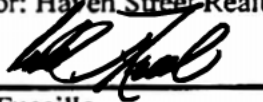
Section 7.9 Assignment of Rents. With reference to any assignment by Landlord's interest in this Lease, or the rents payable hereunder, conditional in nature or otherwise, which assignment is made to the holder of the first mortgage on the leased premises, Tenant agrees:

(a) that the execution thereof by Landlord, and the acceptance thereof by the holder of such mortgage, shall never be deemed an assumption by such holder of any of the obligations of Landlord hereunder, unless such holder shall, by written notice sent to Tenant, specifically elect; and

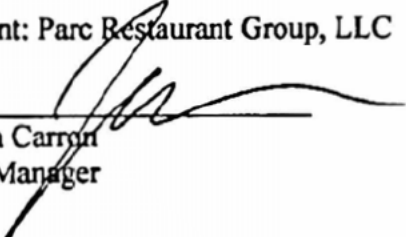
(b) that, except as aforesaid, such holder shall be treated as having assumed Landlord's obligations hereunder only upon the foreclosure of such holder's mortgage and the taking of possession of the leased premises.

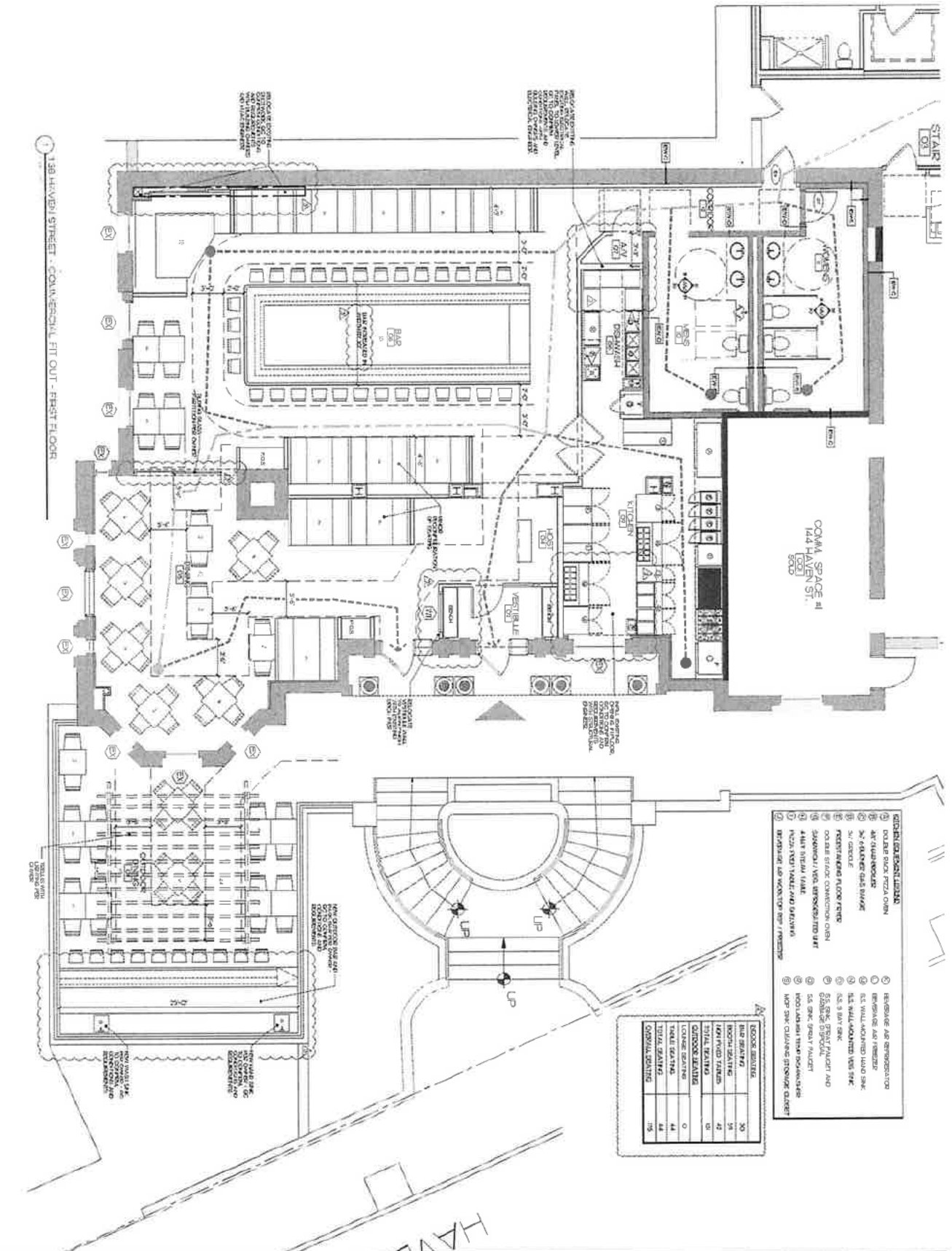
WITNESS our hands and seals on the day and year first above written.

Lessor: ~~Hayen Street Realty LLC~~

By: 
Ron Fuccillo
Its: Manager

Tenant: Parc Restaurant Group, LLC

By : 
Jason Carron
Its : Manager



136 HAVEN STREET - COMMERCIAL FIT OUT - FIRST FLOOR

- KITCHEN EQUIPMENT LISTING**
- 1 DOUBLE BURNER FRYER OVEN
 - 2 AIR FRYER/ROASTER
 - 3 FLOORING GAS BURNER
 - 4 FLOORING GAS BURNER
 - 5 FLOORING GAS BURNER
 - 6 PREHEATING FLOOR FRYER
 - 7 COOLER STOVE CONVECTION OVEN
 - 8 SINK/WALL MOUNT VES SINK
 - 9 4 BURNER WALL MOUNT VES SINK
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ROOM NUMBER	SEATING
BAR SEATING	30
BOOTH SEATING	35
INDIVID SEATING	42
TOTAL SEATING	107
BAR SEATING	0
TOTAL SEATING	107
BAR SEATING	0
TOTAL SEATING	107
BAR SEATING	0
TOTAL SEATING	107



OSULLIVAN ARCHITECTS, INC.

136 HAVEN STREET, SUITE 200
READING, MA 01867

POST
1917



136 HAVEN ST.
READING, MA 01867

SEATING LAYOUT
EQUIPMENT
PLANS

PERMIT SET

DATE: 11/15/2020

PROJECT NO: 21020

SCALE: AS SHOWN

A-2

The Commonwealth of Massachusetts, William Francis Galvin Corporations Division

One Ashburton Place - Floor 17, Boston MA 02108-1512 | Phone: 617-727-9640

Certificate of Organization

(General Laws, Chapter 156C, Section 12)

Filing Fee: \$500.00

Identification Number: 001712839 (number will be assigned)

1. The exact name of the limited liability company is:

PARC RESTAURANT GROUP LLC

2. The address in the Commonwealth where the records will be maintained:

Number and street: 136 HAVEN STREET

Address 2:

City or town: READING State: MA Zip code: 01867

Country: UNITED STATES

3. The general character of business (if the limited liability company is organized to render professional service, this form must be filed by fax, mail or in person):

RESTAURANT

4. The latest date of dissolution, if specified: (mm/dd/yyyy)

5. The name and address of the Resident Agent:

Agent name: JASON CARRON

Number and street:

Address 2:

City or town: READING State: MA Zip code: 01867

I JASON CARRON,

resident agent of the above limited liability company, consent to my appointment as the resident agent of the above limited liability company pursuant to G. L. Chapter 156C Section 12.

6. The name and business address of each manager, if any:

Title	Name	Address
MANAGER	JASON CARRON	READING, MA 01867 USA

7. The name and business address of the person(s) in addition to the manager(s), authorized to execute documents to be filed with the Corporations Division, and at least one person shall be named if there are no managers.

Title	Name	Address

8. The name and business address of the person(s) authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property:

Title	Name	Address

9. Additional matters:

10. This certificate is effective at the time and on the date approved by the Division, unless a later effective date not more than ninety (90) days from the date of filing is specified:

Later Effective Date (mm/dd/yyyy): Time (HH:MM)

SIGNED UNDER THE PENALTIES OF PERJURY, this 18 Day of October, 2023,

JASON CARRON

, Signature of Authorized Signatory.

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are

deemed to have been filed with me on:

October 18, 2023 05:03 PM

A handwritten signature in cursive script that reads "William Francis Galvin". The signature is written in black ink and is centered on the page.

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth

Payment Confirmation

YOUR PAYMENT HAS PROCESSED AND THIS IS YOUR RECEIPT

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



Transaction Processed Successfully.

INVOICE #: 402752ea-0877-416d-b512-e065208aeaf8

Description	Applicant, License or Registration Number	Amount
FILING FEES-RETAIL	Parc Restaurant Group LLC	\$200.00
		\$200.00

Total Convenience Fee: \$4.70

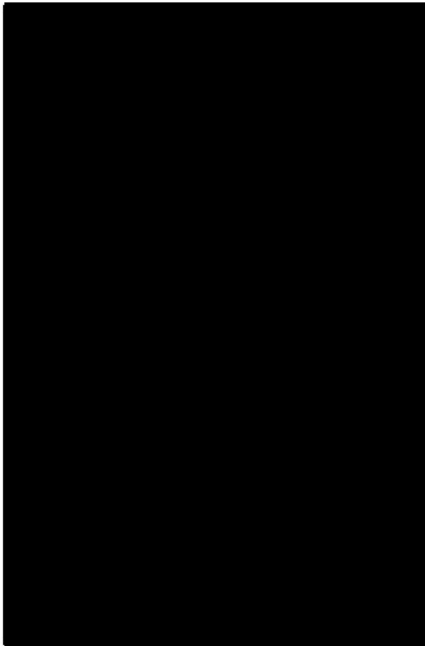
Total Amount Paid: \$204.70

Date Paid: 12/12/2023 11:28:07 AM EDT

Payment On Behalf Of
License Number or Business Name:
 Parc Restaurant Group, LLC

Fee Type:
 FILING FEES-RETAIL

Billing Information





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/12/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).


PRODUCER EA Stevens Company, Inc. P.O. Box 605 205 South Main Street Middleton MA 01949		CONTACT NAME: Michele Lepore PHONE (A/C, No, Ext): (978) 774-6126 FAX (A/C, No): (978) 762-9702 E-MAIL ADDRESS: michelel@eastevensins.com	
INSURED Parc Restaurant Group LLC, DBA: Post 1917 136 Haven Street Reading MA 01867		INSURER(S) AFFORDING COVERAGE INSURER A: Nautilus Insurance Company INSURER B: Acadia Insurance Company INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** CL23121214716 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			NN1628611	12/01/2023	12/01/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/PROP AGG \$ Excluded \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			AN1299509	12/01/2023	12/01/2024	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N N/A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Builders Risk Loc: 136 Haven St, Reading, MA			CIM 5578052	12/01/2023	12/01/2024	Building Limit \$400,000 Addl Construction Exp \$50,000 Addl Soft Costs \$50,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER		CANCELLATION	
Town of Reading 16 Lowell St Reading MA 01867		SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 	



A 360 TRAINING COMPANY

CERTIFICATE OF COMPLETION

This certifies that

jason carron

is awarded this certificate for

TIPS On-Premise Alcohol Server Training



Completion Date
12/03/2023



Expiration Date
12/02/2026



Certificate #
ON-000030383923

Official Signature

THIS CERTIFICATE IS NON-TRANSFERABLE

8504 Bridge Point Parkway, Suite 100 | Austin, TX 78730 | www.360training.com

(CUT HERE)

(CUT HERE)



Issued: 12/03/2023
Certificate #: ON-000030383923

jason carron
113 High Street
Reading MA 01867

CERTIFIED

Expires: 12/02/2026



Phone: 800-438-8477
www.gettips.com

This card was issued for successful completion of the TIPS program.

Signature



195 Market Street easternbank.com
Lynn, MA 01901-1508

Date: 01/24/2024

████████████████████
Account type: Business Checking

Description: Verification of funds Mr. Jason Carron

From: Parc Restaurant Group Llc

To: ABCC

To whom may concern:

We, Eastern Bank, confirm that our client Jason Carron ,Owner of Parc Restaurant Group LLC, deposited \$150,000.00 on 11/16/2023. This letter puts no financial obligation on said funds. These funds are clear of any holds.

For more information, please call 1800-Easter

Regards,

Dominga Santana

Branch Assistant Manager

Eastern Bankshares, Inc (NASDAQ: EBC)

Eastern Bank

D.santana@easternbank.com

T: 781-944-7950 F: 781-586-8290

123 Haven Street

Reading, MA 01867

NMLS # 1117752

COMMONWEALTH OF MASSACHUSETTS

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

By virtue of this Warrant, I _____, on _____, 2024 notified and warned the inhabitants of the Town of Reading, qualified to vote on Town affairs, to meet at the place and at the time specified by posting attested copies of this Town Meeting Warrant, in the following public places within the Town of Reading:

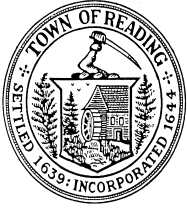
- Precinct 1 J. Warren Killam School, 333 Charles Street
- Precinct 2 Reading Police Station, 15 Union Street
- Precinct 3 Reading Municipal Light Department, 230 Ash Street
- Precinct 4 Joshua Eaton School, 365 Summer Avenue
- Precinct 5 Reading Public Library, 64 Middlesex Avenue
- Precinct 6 Barrows School, 16 Edgemont Avenue
- Precinct 7 Birch Meadow School, 27 Arthur B Lord Drive
- Precinct 8 Wood End School, 85 Sunset Rock Lane
- Town Hall, 16 Lowell Street

The date of posting being not less than fourteen (14) days prior to April 22, 2024, the date set for Town Meeting in this Warrant.

Constable

A true copy Attest:

Laura Gemme, Town Clerk



TOWN WARRANT

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

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

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of the Town of Reading, qualified to vote in the Local Elections and Town affairs, to meet in the following place designated for the eight precincts in said Town, namely:

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

TUESDAY, the FIFTH DAY OF MARCH, A.D., 2024
from 7:00 a.m. to 8:00 p.m. to act on the following Articles, viz:

ARTICLE 1 The following Town Officers were elected on March 5, 2024

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

Each of Reading's eight (8) precincts will elect eight (8) Town Meeting members for a three-year term.

Precinct 1 – One (1) Town Meeting member for a 2-year term
Precinct 2 – One (1) Town Meeting member for a 1-year term
Precinct 3 – Two (2) Town Meeting members for a 1-year term

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

MONDAY, the TWENTY-SECOND DAY of APRIL A.D., 2024

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

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

Select Board

ARTICLE 3 To choose all other necessary Town Officers and Boards or Committees and determine what instructions shall be given to Town Officers and Boards or Committees, and to see what sum the Town will vote to appropriate by borrowing or transfer from available funds, or otherwise, for the purpose of funding Town Officers and Boards or Committees to carry out the instructions given to them, or take any other action with respect thereto.

Select Board

ARTICLE 4 To see if the Town will vote to amend the FY 2024-34 Capital Improvements Program as provided for in Section 7-7 of the Reading Home Rule Charter and as previously amended, or take any other action with respect thereto.

Select Board

ARTICLE 5 To see if the Town will vote to amend the Town's Operating Budget for the Fiscal Year commencing July 1, 2023, as adopted under Article 12 of the Annual Town Meeting of April 24, 2023 and amended under Article 4 of the Subsequent Town Meeting of November 13, 2023; and to see if the Town will vote to raise and appropriate, borrow or transfer from available funds, or otherwise provide a sum or sums of money to be added to the amounts appropriated under said Article, as amended, for the operation of the Town and its government, or take any other action with respect thereto.

Finance Committee

ARTICLE 6 To see if the Town will vote to raise and appropriate, transfer from available funds, borrow or otherwise provide a sum or sums of money to pay bills remaining unpaid from prior fiscal years for goods and services actually rendered to the Town, or take any other action with respect thereto.

Select Board

ARTICLE 7 To see if the Town will vote to raise and appropriate, transfer from available funds, borrow or otherwise provide a sum or sums of money for the purpose of funding the irrevocable trust for "Other Post-Employment Benefits Liabilities", or take any other action with respect thereto.

Select Board

ARTICLE 8 To see if the Town will vote to transfer funds received from the Commonwealth of Massachusetts in payment for development within the Town's 40R Smart Growth Zoning Districts from Free Cash into the Smart Growth Stabilization Fund, or take any other action with respect thereto.

Select Board

ARTICLE 9 To see if the Town will vote to raise and appropriate, borrow, transfer from available funds, including the reallocation of funds from the Parker Roof Project borrowing authorized under Article 14 of the 2021 Annual Town Meeting, or otherwise provide a sum or sums of money for the purpose of installing a new replacement fire alarm panel at Coolidge Middle School, including the costs of installation, consulting services, plans, documents, bidding services and all related expenses incidental thereto and necessary in connection therewith, said sum to be expended under the Town Manager, or take any other action with respect thereto.

Select Board

Article 10 To see if the Town will vote to take the following actions:

- a) Raise and appropriate, borrow, transfer from available funds, including the reallocation of funds from the Parker Roof Project borrowing authorized under Article 14 of the 2021 Annual Town Meeting, or otherwise provide a sum or sums of money for the purpose of designing a new floor at the Reading Memorial High School Field House, including the cost of consulting services, plans, documents, cost estimates, bidding services and all related expenses incidental thereto and necessary in connection therewith, said sum to be expended under the direction of the Town Manager; and
- b) Raise and appropriate, borrow, transfer from available funds, or otherwise provide a sum or sums of money for the purposes of making improvements, including full replacement of the floor at the Reading Memorial High School Field House, including the costs of installation, construction, consulting services, audits, plans, documents, cost estimates, bidding services and all related expenses incidental thereto and necessary in connection therewith, said sum to be expended by and under the direction of the Town Manager; and, for the purpose of meeting such appropriation, authorize the Town Treasurer, with the approval of the Select Board, to borrow said sum in accordance with G.L. c. 44, §7(1), or any other enabling authority,

or take any other action with respect thereto.

Select Board

ARTICLE 11 To see if the Town will vote to (1) establish the limit on the total amount that may be expended from each revolving fund established by Article 9 of the Town of Reading General Bylaw pursuant to Section 53E½ of Chapter 44 of the Massachusetts General Laws for the fiscal year beginning July 1, 2024; and (2) amend Section 6.5.2 of the General Bylaw, establishing the Inspection Revolving Fund, as shown below, with the deletions being in bold and struck through:

6.5.2 Inspection Revolving Fund

Funds held in the Inspection Revolving Fund shall be used for legal costs, oversight and inspection, plan review, property appraisals and appeals, public services general management, pedestrian safety improvements, records archiving, and other costs related to building, plumbing, wiring, gas, and other permits required for large construction projects and shall be expended by the Town Manager. Receipts credited to this fund shall include building, plumbing, wiring, gas and other permit fees for Johnson Woods, Eaton Lakeview (23-25 Lakeview Avenue and 128 Eaton Street), 258 Main Street, ~~531 Main Street (Chronicle 40R)~~, ~~18-20 Woburn Street (40R)~~, 6-16 Chute Street (Green Tomato), 25 Haven Street (Rite Aid), ~~413 Main Street (McDonald's)~~, ~~431 Main Street (Chase Bank)~~, and 459 Main Street (128 Tire) developments.

Or take any other action with respect thereto.

Select Board

ARTICLE 12 To see if the Town will vote to raise and appropriate, transfer from available funds, borrow or otherwise provide a sum or sums of money for the operation of the Town and its government for Fiscal Year 2025 - beginning July 1, 2024, or take any other action with respect thereto.

Finance Committee

ARTICLE 13 To see if the Town will vote to raise and appropriate, borrow, transfer from available funds, or otherwise provide a sum or sums of money for the purpose of developing a zoning plan compliant with the requirements of G. L. c.40A, §3A, so called the "MBTA Communities Act", including the hiring of consultants, the preparation of plan documents, and the distribution of relevant information, and all related expenses incidental thereto and necessary in connection therewith, said sum to be expended under the direction of the Town Manager, or take any other action with respect thereto.

Select Board

ARTICLE 14 To see if the Town will vote to raise and appropriate, borrow, transfer from available funds or otherwise provide a sum or sums of money to pay the costs of infrastructure improvements to the Haven Street Infrastructure Project, including replacement of roadway, sidewalks, and related improvements, including the payment of any and all other costs incidental and related thereto, said sum to be expended under the direction of the Town Manager; and, for the purpose of meeting such appropriation, authorize the Town Treasurer, with the approval of

the Select Board, to borrow said sum in accordance with G.L. c. 44, §7(1), or any other enabling authority, or take any other action with respect thereto.

Select Board

ARTICLE 15 To see if the Town will vote to authorize the Select Board to grant an easement to the Reading Municipal Light Department to install, construct, reconstruct, repair, replace, add to, inspect, maintain, and operate for the transmission of high and low voltage electric current and for the transmission of intelligence, overhead lines and all necessary equipment and appurtenances thereto, and an underground electric distribution system consisting of lines of buried wires and cables and lines of wires and cables installed in underground conduits, together with all equipment and appurtenances thereto for the transmission of intelligence and for the furnishing of electric service, on a portion of 160 Hopkins Street (Assessor's Parcel 8-0061), or take any other action with respect thereto.

Select Board

ARTICLE 16 To see if the Town will vote, pursuant to Section 2-6 of the Reading Home Rule Charter, to declare the seats of certain Town Meeting Members to be vacant and remove certain described persons from their position as Town Meeting Members for failure to take the oath of office within 30 days following the notice of election or for failure to attend one-half or more of the Town Meeting sessions during the previous year, or take any other action with respect thereto.

Select Board

and you are directed to serve this Warrant by posting an attested copy thereof in at least one (1) public place in each precinct of the Town not less than fourteen (14) days prior to April 22, 2024, or providing in a manner such as electronic submission, holding for pickup or mailing, an attested copy of said Warrant to each Town Meeting Member.

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

Given under our hands this ___th day of _____, 2024.

Jacqueline McCarthy, Chair

Mark L. Dockser, Vice Chair

Karen Gately Herrick, Secretary

Carlo Bacci

Chris Haley

SELECT BOARD OF READING

, Constable

Capital Improvement Plan (CIP)

2/1/2024 15:40	FY-2024	FY-2025	FY-2026	FY-2027	FY-2028	FY-2029	FY-2030	FY-2031	FY-2032	FY-2033	FY-2034	FY25-34
6. Killam Building project TBD Excluded Debt												
- Killam Field improvements, drainage, repaving (\$350k HOLD for Killam project)												
7. Senior/Community Center TBA Excluded Debt if >\$5mil (Options are being explored)												
8. DPW Bldg improvements (scope changed)												
9. Community projects (no formal capital requests yet)												
<i>Legend: xDebt has been approved by the voters as excluded from the Prop 2-1/2 levy; debtni has been authorized by Town Meeting but not yet issued; debtna has not yet been authorized by Town Meeting</i>												

Capital Improvement Plan (CIP)

2/1/2024 15:40		FY-2024	FY-2025	FY-2026	FY-2027	FY-2028	FY-2029	FY-2030	FY-2031	FY-2032	FY-2033	FY-2034	FY25-34
Pumper Eng #3 (2016 \$630k; next FY36)													-
Pumper Eng #4 (2020 \$800k; next FY40)													-
Ambulance #1 (2017- 10 yrs)						500,000							500,000
Ambulance #2 (2010 - 10yrs) & equip											575,000		975,000
Ambulance equipment					45,000						45,000		90,000
Passenger Car#1 (2022 - 10yrs)											75,000		140,000
Passenger Car#2 (2024 - 10yrs)		65,000										75,000	65,000
Passenger Car#3 (2019 - 10yrs)							71,000						71,000
Passenger Car#4 (2024 - 10yrs)		85,000											85,000
Pickup Truck #1 (2019 - 12yrs)								85,000					85,000
Pickup Truck #2 (2012 - 12yrs)					80,000								80,000
Alarm Truck (1994 - 20yrs)													-
ALS Defibrillator (2019 - 7yrs)				50,000				50,000					100,000
BLS AEDs (2020-8yrs)					25,000			30,000					55,000
Rescue Tool					60,000								60,000
Breathing Apparatus (2017-12yrs)								400,000					400,000
Breathing Air Compressor													-
Breathing Air Bottles					30,000								30,000
CPR Compression Device						20,000							20,000
Thermal Imaging (2018 - 10yrs)						60,000							60,000
Fire Hose								40,000					75,000
Multigas meters					20,000								20,000
Turnout Gear (2022 - 5yrs)					300,000				350,000				650,000
Public Safety - Police/Dispatch		-	50,000	-	275,000	-	-	30,000	-	210,000	500,000		1,145,000
Police Unmarked Vehicle			50,000		50,000					50,000			150,000
Police equipment (tasers) (7 years)									160,000				160,000
Firearms Replacement (12 years)												120,000	80,000
Video Integration					200,000								200,000
Radios (Police & Fire 2022 - 12yrs)											500,000		500,000
AEDs					25,000			30,000					55,000
Public Works - Equipment		1,935,000	375,000	305,000	654,500	833,000	444,500	130,000	1,155,000	745,000	-		7,161,000
Large Trucks	Life	480,000	-	305,000	310,000	200,000	340,000	-	1,010,000	495,000	-		3,140,000
C-03 Dump Truck C3 (2016)	10								75,000				75,000
C-04 Dump Truck C2 (2012)	10				70,000								70,000
H-05 Small Dump Truck #7 (2012)	10			65,000									65,000
H-06 Aerial Pickup Truck #14 (2017)													-
H-07 Truck #10 (2018)	15								240,000				240,000
H-08 Truck #9 - Sander (2017)	15									250,000			250,000
H-09 Truck #8 - 10 wheeler (2016)	15									245,000			245,000
H-10 Truck #22 -Sander (2015)									240,000				240,000

Capital Improvement Plan (CIP)

2/1/2024 15:40	FY-2024	FY-2025	FY-2026	FY-2027	FY-2028	FY-2029	FY-2030	FY-2031	FY-2032	FY-2033	FY-2034	FY25-34
P-16 Trailer (2013)	16,000											16,000
P-17 Trailer (stump grinder)												24,000
P-18 Trailer Enclosed (2007)												-
R-01 Rubbish Barrels for automated pickup	900,000											900,000
Lawnmowers	24,000	-	-	210,500	24,000	42,500	-	-	-	-	-	451,000
C-08 Mwr SKAG TT #2 (2017)				24,000								24,000
C-09 Mwr (Cem.) SKAG 48" (2016)				12,500								12,500
C-10 Mower SKAG 61" (2008)	24,000											24,000
C-11 Mwr (Cem.) Scag 52" Stander (2021)						10,000						10,000
C-12 Mwr SKAG 36" (2012)						12,500						12,500
C-13 Mwr SKAG TT 61" #3 (2011)				24,000								24,000
P-07 Mwr SKAG TT #5 (2017)					24,000							24,000
P-08 Mwr SKAG						20,000						20,000
P-09 Mwr (Pks) TORO 5910N (2014)				150,000								150,000
P-10 Mower - TORO Gang (2007)												150,000
DPW: Parks & Cemetery	575,000	515,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	3,690,000
Gen'l Fence Replacement	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	550,000
DPW Yard Improvements												-
Strout Avenue Improvements												-
School Site Improvements												-
Birch Meadow (parking lots, sidewalks, walkways)		215,000										215,000
Field, Playground and Court Improvements	200,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	1,100,000
Rock Wall repairs - Memorial Park												100,000
Rock Wall Repair Program	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	1,000,000
Rock Wall repairs - Laurel Hill												-
Rock Wall repairs - Joshua Eaton												-
Grove Street Parking Lot Improvements	200,000											
Gen'l Parking Lot Improvements	25,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	525,000
DPW: Roads												-
Track Road Bridge #1												-
Track Road Bridge #2	grant funded TBD											-
Salem Street Crosswalk Improvements	40,000											40,000
Salem and Main Traffic Signal Improvements	20,000											20,000
Sidewalk/Curb/Ped. Safety	100,000	100,000	100,000	125,000	150,000	175,000	175,000	200,000	200,000	200,000	200,000	1,625,000
Skim Coating & Crack Seal Patch	100,000	100,000	100,000	125,000	150,000	175,000	175,000	200,000	200,000	200,000	200,000	1,625,000
West Street - Local shr (\$1.3mil)	Debt	Debt										-
Lowell Street \$500k + \$600k		600,000										1,100,000
General Fund - various roads	725,000	425,000	425,000	533,000	595,000	560,000	560,000	581,000	575,000	550,000	550,000	5,954,000
TOTAL GENL FUND VOTED - ROADS	985,000	1,225,000	625,000	783,000	895,000	910,000	910,000	981,000	975,000	950,000	950,000	10,364,000
Grants - various roads	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	6,600,000
TOTAL ROAD CAPITAL	1,585,000	1,825,000	1,225,000	1,383,000	1,495,000	1,510,000	1,510,000	1,581,000	1,575,000	1,550,000	1,550,000	16,964,000

Capital Improvement Plan (CIP)

2/1/2024 15:40	FY-2024	FY-2025	FY-2026	FY-2027	FY-2028	FY-2029	FY-2030	FY-2031	FY-2032	FY-2033	FY-2034	FY25-34
Biggest Changes in Capital since November 2023 Town Meeting					Concerns							
					Killam ES - any costs not Excluded debt should be identified very soon							
					2. downtown improvements/Haven Street (\$7 mil identified; \$5mil in state bond bill)							

Town of Reading Debt Service Schedule	Projected FY - 2024	Projected FY - 2025	Projected FY - 2026	Projected FY - 2027	Projected FY - 2028	Projected FY - 2029	Projected FY - 2030	Projected FY - 2031	Projected FY - 2032	Projected FY - 2033	Projected FY - 2034	Projected FY - 2035	Projected FY - 2036	Projected FY - 2037	Projected FY - 2038	Projected FY - 2039
Principal + Interest																
Within Levy Limit	3,358,044	3,539,038	3,213,775	3,096,600	2,844,725	2,587,150	3,175,850	2,569,350	2,482,200	1,813,150	1,671,200	1,409,000	1,201,500	1,172,500	856,400	833,200
Issued	3,358,044	2,818,038	2,513,475	2,162,000	1,939,325	1,710,950	1,636,850	1,072,750	1,028,000	401,350	301,800	296,000	120,200	292,900	0	0
Approved not issued (ANI)	0	321,000	310,300	299,600	288,900	278,200	267,500	256,800	246,100	235,400	224,700	0	0	0	0	0
Not yet approved (NYA)	0	400,000	390,000	635,000	616,500	598,000	1,271,500	1,239,800	1,208,100	1,176,400	1,144,700	1,113,000	1,081,300	879,600	856,400	833,200
Bldg Security \$4mil/10yr	446,100	427,000	413,000	399,000	385,000	371,000	357,000									
Bldg Energy Improv I \$5m/15yr	348,356	336,188														
Bldg Energy Improv II \$5m/15yr	448,375	433,625	418,875	404,125	389,375	369,750	355,250	340,750	327,700	317,550	310,300	304,500	298,700	292,900		
Killam Green Repair																
Birch Mdw Green Repair																
RMHS Turf II \$2.225mil/10yr	201,400	195,000	188,600	182,200	175,800	169,400	158,100									
RMHS Turf I \$3.0mil/10yr	359,625	346,875	334,125	321,375	303,750	291,250	278,750	266,250	255,000							
RMHS Fieldhouse \$1.7mil/10yrs			255,000	246,500	238,000	229,500	221,000	212,500	204,000	195,500	187,000	178,500				
RMHS/TLT \$1.5mil/10yr	156,600	151,200	145,800	140,400												
RMHS Ret. Wall \$500k/5yr																
Parker MS Roof \$2.7mil/10yr	324,000	312,500	301,000	284,625	273,375	262,125	250,875	239,625	229,500							
Coolidge MS Roof \$2.9mil/10yr							457,000	448,300	439,600	430,900	422,200	413,500	404,800	396,100	387,400	378,700
Birch Mdw ES roof \$1.5mil/10yr							235,000	230,500	226,000	221,500	217,000	212,500	208,000	203,500	199,000	194,500
ES Mod. class \$1.2 mil/8yr	153,000															
Barrows/Wd End@	29,942															
Wood End@	135,938															
Barrows@	117,208															
Police Sta Improve \$1.5mil/10yr	182,250	175,750	164,375	158,125	151,875	145,625	139,375	133,125	127,500							
West St. \$1.3 mil	140,400	135,200														
Comm. Sustainability \$1.0mil/10yr	135,100	129,400	124,700	120,000	115,300	106,000	101,500	96,800	92,300	90,000	0					
Ec Dev Dwntn II \$4.0mil/20yr	0	400,000	390,000	380,000	370,000	360,000	350,000	340,000	330,000	320,000	310,000	300,000	290,000	280,000	270,000	260,000
Haven St. Streetscape \$750k/5yr	179,750	170,500	163,300	155,950	148,650	0	0	0	0	0	0	0	0	0	0	0
Bch Mdw Phase II \$2.14mil/10yr		321,000	310,300	299,600	288,900	278,200	267,500	256,800	246,100	235,400	224,700					
Excluded Debt	2,686,112	1,279,700	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Issued	2,686,112	1,279,700	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approved not issued (ANI)																
Not yet approved (NYA)																
RMHS@	1,312,500															
Barrows/Wd End@	40,560															
Wood End@	3,952															
Library Project \$10+mil	1,080,000	1,040,000														
Library Project \$2.115mil	249,100	239,700														

Moved up 2 yrs

move out 5yrs

move out 5yrs

\$5m bond bill

Town of Reading Debt Service Schedule	Projected FY - 2024	Projected FY - 2025	Projected FY - 2026	Projected FY - 2027	Projected FY - 2028	Projected FY - 2029	Projected FY - 2030	Projected FY - 2031	Projected FY - 2032	Projected FY - 2033	Projected FY - 2034	Projected FY - 2035	Projected FY - 2036	Projected FY - 2037	Projected FY - 2038	Projected FY - 2039
Principal																
Within Levy Limit	2,687,200	2,669,000	2,374,000	2,369,000	2,229,000	2,074,000	2,629,000	2,124,000	2,124,000	1,524,000	1,434,000	1,220,000	1,050,000	1,050,000	760,000	760,000
Issued	2,687,200	2,255,000	1,960,000	1,785,000	1,645,000	1,490,000	1,485,000	980,000	980,000	380,000	290,000	290,000	120,000	290,000	0	0
Approved not issued (ANI)	0	214,000	214,000	214,000	214,000	214,000	214,000	214,000	214,000	214,000	214,000	0	0	0	0	0
Not yet approved (NYA)	0	200,000	200,000	370,000	370,000	370,000	930,000	930,000	930,000	930,000	930,000	930,000	930,000	760,000	760,000	760,000
Bldg Security \$4mil/10yr	355,000	350,000	350,000	350,000	350,000	350,000	350,000									
Bldg Energy Improv I \$5m/15yr	330,000	330,000														
Bldg Energy Improv II \$5m/15yr	295,000	295,000	295,000	295,000	295,000	290,000	290,000	290,000	290,000	290,000	290,000	290,000	290,000	290,000		
Killam Green Repair																
Birch Mdw Green Repair																
RMHS Turf II \$2.225mil/10yr	160,000	160,000	160,000	160,000	160,000	160,000	155,000									
RMHS Turf I \$3.0mil/10yr	255,000	255,000	255,000	255,000	250,000	250,000	250,000	250,000	250,000							
RMHS Fieldhouse \$1.7mil/10yrs			170,000	170,000	170,000	170,000	170,000	170,000	170,000	170,000	170,000	170,000				
RMHS/TLT \$1.5mil/10yr	135,000	135,000	135,000	135,000												
RMHS Ret. Wall \$500k/5yr																
Parker MS Roof \$2.7mil/10yr	230,000	230,000	230,000	225,000	225,000	225,000	225,000	225,000	225,000							
Coolidge MS Roof \$3.7mil/10yr							370,000	370,000	370,000	370,000	370,000	370,000	370,000	370,000	370,000	370,000
Birch Mdw ES roof \$1.9mil/10yr							190,000	190,000	190,000	190,000	190,000	190,000	190,000	190,000	190,000	190,000
ES Mod. class \$1.2 mil/8yr	150,000															
Barrows/Wd End@	28,790															
Wood End@	130,710															
Barrows@	112,700															
Police Sta Improve \$1.5mil/10yr	130,000	130,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000							
West St. \$1.3 mil	130,000	130,000														
Comm. Sustainability \$925k/10yr	95,000	95,000	95,000	95,000	95,000	90,000	90,000	90,000	90,000	90,000						
Ec Dev Dwtn II \$4.0mil/20yr		200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
Haven St. Streetscape \$730k/5yr	150,000	145,000	145,000	145,000	145,000	145,000										
Bch Mdw Phase II \$2.14mil/10yr		214,000	214,000	214,000	214,000	214,000	214,000	214,000	214,000	214,000	214,000					
Excluded Debt	2,527,800	1,235,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Issued	2,527,800	1,235,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approved not issued (ANI)																
Not yet approved (NYA)																
RMHS@	1,250,000															
Barrows/Wd End@	39,000															
Wood End@	3,800															
Library Project \$10+mil	1,000,000	1,000,000														
Library Project \$2.115mil	235,000	235,000														

4,377,300

2,521,300

Move up 1 yr

2,270,000

1,261,400

4,000,000

730,000

COMMONWEALTH OF MASSACHUSETTS

Middlesex, SS. Officer's Return, Reading:

By virtue of this Warrant, I on _____, 2024 notified and warned the inhabitants of the Town of Reading, qualified to vote on Town affairs, to meet at the place and at the time specified by posting attested copies of this Election Warrant in the following public places within the Town of Reading:

- Precinct 1 J. Warren Killam School, 333 Charles Street
- Precinct 2 Reading Police Station, 15 Union Street
- Precinct 3 Reading Municipal Light Department, 230 Ash Street
- Precinct 4 Joshua Eaton School, 365 Summer Avenue
- Precinct 5 Walter S Parker Middle School, 45 Temple Street
- Precinct 6 Barrows School, 16 Edgemont Avenue
- Precinct 7 Birch Meadow School, 27 Arthur B Lord Drive
- Precinct 8 Wood End School, 85 Sunset Rock Lane
- Town Hall, 16 Lowell Street

The date of posting being not less than seven (7) days prior to March 5, 2024 the date set for the Town Election in this Warrant.

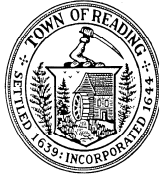
I also caused an attested copy of this Warrant to be posted on the Town of Reading web site.

Constable

A true copy Attest:

Laura Gemme, Town Clerk

TOWN WARRANT



COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

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

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of the Town of Reading, qualified to vote in the Local Elections and Town affairs, to meet in the following place designated for the eight precincts in said Town, namely:

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

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

In the name of the Commonwealth, you are hereby required to notify and warn the inhabitants of said town who are qualified to vote at:

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

Reading Memorial High School - Hawkes Field House - 62 Oakland Road

On **TUESDAY THE FIFTH DAY OF MARCH 2024** from 7:00 AM to 8:00 PM for the following purpose:

To elect by ballot the following Town Officers:

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

Each of Reading's eight (8) precincts will elect eight (8) Town Meeting members for a three-year term.

- Precinct 1 - One (1) Town Meeting member for a 2-year term
- Precinct 2 - One (1) Town Meeting member for a 1-year term
- Precinct 3 - Two (2) Town Meeting members for a 1-year term

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

Given under our hands this day of 2024

Jacqueline McCarthy, Chair

Mark L. Dockser, Vice Chair

Karen Gately Herrick, Secretary

Carlo Bacci

Chris Haley

SELECT BOARD OF READING

Constable

A true copy Attest:

Laura A Gemme, Town Clerk

Warrant must be posted by February 27, 2024 at least seven (7) days prior to the March 5, 2024 Town Election.

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss. Officer's Return, Reading:

By virtue of this Warrant, I on _____, 2024 notified and warned the inhabitants of the Town of Reading, qualified to vote on Town affairs, to meet at the place and at the time specified by posting attested copies of this Election Warrant in the following public places within the Town of Reading:

- Precinct 1 J. Warren Killam School, 333 Charles Street
 - Precinct 2 Reading Police Station, 15 Union Street
 - Precinct 3 Reading Municipal Light Department, 230 Ash Street
 - Precinct 4 Joshua Eaton School, 365 Summer Avenue
 - Precinct 5 Reading Public Library, 64 Middlesex Avenue
 - Precinct 6 Barrows School, 16 Edgemont Avenue
 - Precinct 7 Birch Meadow School, 27 Arthur B Lord Drive
 - Precinct 8 Wood End School, 85 Sunset Rock Lane
- Town Hall, 16 Lowell Street

The date of posting being not less than seven (7) days prior to March 5, 2024, the date set for the Presidential Primary Election in this Warrant.

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

Constable

A true copy Attest:

Laura Gemme, Town Clerk

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

PRESIDENTIAL PRIMARY ELECTION WARRANT

MIDDLESEX, SS.

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

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

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

Reading Memorial High School - Hawkes Field House – 62 Oakland Road

on **TUESDAY, THE FIFTH DAY OF MARCH 2024**, from 7:00 AM to 8:00 PM for the following purpose:

To cast their votes in the Presidential Primaries for the candidates of political parties for the following offices:

PRESIDENTIAL PREFERENCE..... FOR THIS COMMONWEALTH
STATE COMMITTEE MANFIFTH MIDDLESEX SENATORIAL DISTRICT
STATE COMMITTEE WOMANFIFTH MIDDLESEX SENATORIAL DISTRICT
TOWN COMMITTEE..... TOWN OF READING

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

Given under our hands this 6th day of February 2024

Jacqueline McCarthy, Chair

Mark L. Dockser, Vice Chair

Karen Gately Herrick, Secretary

Carlo Bacci

Chris Haley

SELECT BOARD OF READING

Constable

A true copy Attest:

Laura A Gemme, Town Clerk

Warrant must be posted by February 27 2024 at least seven (7) days prior to the March 5, 2024 Presidential Primary.

February 27, 2024		Tuesday	
	Overview of Meeting	McCarthy	7:00
	Public Comment	Board	7:05
	SB Liaison & Town Manager Reports	Board	7:15
	Vote to Close Warrant for April Town Meeting	Board	7:45
	Discussion and Vote on CPA Study Committee		8:00
	Discuss Future Agendas	Board	9:15
	Approve Meeting Minutes	Board	9:30
Executive Session	Discuss Pending Litigation		9:45
March 5, 2024	PRESIDENTIAL PRIMARY & LOCAL ELECTION		
March 12, 2024		Tuesday	
	Overview of Meeting		7:00
	Board Reorganization		7:05
	Public Comment		7:15
	Select Board Liaison and Town Manager Reports		7:20
	Discuss & Vote on Bill Russell Committee		7:30
March 26, 2024		Tuesday	
	Overview of Meeting		7:00
	Public Comment		7:05
	Select Board Liaison and Town Manager Reports		7:15
April 9, 2024		Tuesday	
	Community DEI Assesment With School Com & Library Trustees - Amy		
April 22, 2024	ANNUAL TOWN MEETING		
April 25, 2023	ANNUAL TOWN MEETING		
April 29, 2023	ANNUAL TOWN MEETING		
May 2, 2024	ANNUAL TOWN MEETING		
May 7, 2024		Tuesday	
May 21, 2024		Tuesday	
June 4, 2024		Tuesday	
June 18, 2024		Tuesday	
July 16, 2024		Tuesday	
August 20, 2024		Tuesday	
September 10, 2024	STATE PRIMARY		
September 17, 2024		Tuesday	

October 8, 2024		Tuesday	
October 29, 2024		Tuesday	
November 5, 2024	STATE ELECTION		
November 12, 2024	SUBSEQUENT TOWN MEETING		
November 14, 2024	SUBSEQUENT TOWN MEETING		
November 18, 2024	SUBSEQUENT TOWN MEETING		
November 19, 2024		Tuesday	
November 21, 2024	SUBSEQUENT TOWN MEETING		
December 3, 2024		Tuesday	
December 4, 2024		Wednesday	
December 10, 2024		Tuesday	

Select Board Draft Minutes

January 23rd, 2024

KH via Zoom

Liaison Reports

Dockser noted RECALC is moving forward on a feasibility study for a new senior/community center. They hired an architect and are looking at three locations; Pleasant Street, Symonds Way and Oakland Road. The COA met and shared input with RECALC on their needs for the new building. He also mentioned new proposed legislation for municipalities.

Bacci noted Recreation met and discussed pickleball and the deed restrictions at Memorial Park. Pickleball courts are now closed until March.

Haley noted School Committee met and discussed full day Kindergarten was going up in price slightly. There was another MBTA community meeting last night with a great turnout again. The Charter Review Committee will be meeting next Monday and Town Counsel will be there for the discussion. He also noted 186 Summer Ave has sold and the new owner is requesting various permits to work on it.

Herrick noted that the Killam School Building Committee met last night and they are deciding on a project charge. They have created working groups to provide recommendations for the full committee to vote on. She attended the MMA Annual Meeting last week with many other staff members. She spoke about the Municipal Empowerment Act.

McCarthy noted that CPDC met last night and discussed MBTA Communities zoning bylaws. They are hoping to get this on the April Town Meeting warrant.

Town Manager Report

Matt Kraunelis went to the MLK day celebration at the high school. He also attended the MMA conference as well. He has attended the several Killam School Building Committee that is moving full steam ahead. He explained the software glitch with the water bills and they are due February 15th. The Home Rule Petition for the Housing Trust Fund has passed the House and the Senate and is sitting on the Governors desk to be signed. John Davis retired after 42 year with the town, thank you and congratulations to him.

Minutes

Herrick moved to approve the meeting minutes of January 9th and 16th, 2024 as amended; with a second by Dockser, the motion was approved with a unanimous roll call vote.

Update on Meadow Brook Easement

Dockser noted they are not quite ready for this but hope to have it on the next agenda.

Bacci called the SWEC to order at 7:32 pm.

Meadow Brook Liquor License - Change of Directors/Officers

Herrick read the hearing notice.

Patrick Tompkins, President of Meadow Brook, noted they are updating the corporate officers. They have no other changes to the liquor license.

Herrick moved to close the hearing regarding the Change of Directors Application submitted by Meadow Brook Golf Club. The motion was seconded by Dockser and approved with a unanimous roll call vote.

Herrick moved to approve the Change of Directors Application for the Annual All Alcohol Club License at Meadow Brook Golf Club, 292 Grove Street, Reading, MA. The motion was seconded by Dockser and approved with a unanimous roll call vote.

Presentation from Edge Sports

Chris Collins from Edge Sports gave the board a presentation about the possibilities over at Symonds Way.

It was noted Edge Sports will visit SWEC to go into more details.

SWEC adjourns at 8:25pm.

Future Agendas

This Saturday the board will meet to interview the four finalists for the Town Manager position. The meeting is open to the public and will be at 9 am in the Select Board Meeting Room.

The board discussed future agenda items.

Herrick made a motion to adjourn at 8:37 pm. The motion was seconded by Dockser and approved with a unanimous roll call vote.