



Town of Reading Meeting Posting with Agenda

Board - Committee - Commission - Council:

Select Board

Date: 2024-09-24

Time: 7:00 PM

Building: Reading Town Hall

Location: Select Board Meeting Room

Address: 16 Lowell Street

Agenda:

Purpose: General Business

Meeting Called By: Caitlin Nocella on behalf of the Chair

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:

	Zoom Option:	PAGE #
	Join Zoom Meeting https://us06web.zoom.us/j/82579229419 Meeting ID: 825 7922 9419 One tap mobile +16465588656,,82579229419# US (New York) +16465189805,,82579229419# US (New York) Dial by your location • +1 646 558 8656 US (New York) • +1 646 518 9805 US (New York) Find your local number: https://us06web.zoom.us/u/kYFqzGr2D	
7:00	Overview of Meeting	
7:05	Public Comment	
7:15	Select Board Liaison and Town Manager Reports	
7:30	Appoint Carl Saccone to an associate position of the Conservation Commission with a term expiring June 30, 2026	3
7:45	HEARING - Amendment Number 2024-07 to the Traffic and Parking Regulations; Improve traffic and pedestrian safety	4

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

	at the intersection of Emerson Street and Dividence Road with an official placement of an isolated stop sign heading Northbound on Emerson Street at the intersection with Dividence Road	
8:00	Close Subsequent Town Meeting Warrant	9
8:10	Presentation and Vote to amend Community Preservation Act Study Committee charge	17
8:30	Discuss and Vote to allow second water meter pilot program	
9:30	Approve Meeting Minutes	22
9:45	Future Meeting Agendas	30
10:00	<ul style="list-style-type: none"> • Executive Session Purpose 3: Discuss potential litigation strategy pertaining to unpaid police detail invoices involving Heyland Development and B&E Services, and discuss strategy with respect to Town of Reading v. Delphi Construction Inc, and Town of Reading v. Champlain Excavating Inc. • Approve Executive Session Minutes 	

This Agenda has been prepared in advance and represents a listing of topics that the chair reasonably anticipates will be discussed at the meeting. However the agenda does not necessarily include all matters which may be taken up at this meeting.



Town of Reading
16 Lowell Street
Reading MA 01867

MB

Town Clerk
781-942-9050

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

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

Name: Saccone Carl H Date: 9/3/2024
(Last) (First) (Middle)

Address: 68 Longfellow Road

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

Phone (Cell): 617 981 2822 Which number should be listed? Keep Ph# private

Occupation: Landscape Designer Number of years in Reading: 6

E-mail address: carlsaccone@gmail.com

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

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

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

Former conservation commissioner I wanted to step down
from a full member to an associate member but the
paperwork was incorrect. In trying to correct that error now
will is new application for an Associate member on the
Conservation Commission
Carl Saccone Applying Associate member

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

To the Inhabitants of the Town of Reading:

Please take notice that the Select Board of the Town of Reading will hold a public hearing on September 24, at 7:00 PM in the Select Board Meeting Room at Town Hall, 16 Lowell Street, Reading, MA or also available remotely on Zoom to act on the following proposed amendment to the Traffic and Parking Regulations:

- Amendment Number 2024-07; Improve traffic and pedestrian safety at the intersection of Emerson Street and Dividence Road with an official placement of an isolated stop sign heading Northbound on Emerson Street at the intersection with Dividence Road.

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

All interested parties are invited to attend the hearing in person or remotely via Zoom; or may submit their comments in writing or by email to townmanager@ci.reading.ma.us

By order of
Matthew A. Kraunelis
Town Manager

To the Chronicle: Please publish on Tuesday, September 17, 2024

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

**ATTN: Caitlin Nocella
cnocella@ci.reading.ma.us
781-942-9043**



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



Amendment Number: 2024-07

Date Filed: September 24, 2024

Filed By: Traffic and Safety Officer Michael S. Scouten

On Behalf of: Parking Traffic Transportation Task Force

Section 1:

Purpose of Amendment – Improve traffic and pedestrian safety at the intersection of Emerson Street and Dividence Road.

Section 2:

Proposed Amendment: Official placement of an isolated stop sign.

Location on Street: Heading Northbound on Emerson Street at the intersection with Dividence Road.

Regulation: Obedience to Isolated Stop Sign.

Pursuant to Article: 6.12.

Section 3:

Effective Date: Upon approval of the Select Board.

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

Select Board:

Date Signed: _____



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



Certification of Amendment:

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

Town Clerk

Town Corporate Seal



Emerson St





Wood End School

Dividence Rd

Emerson St

Dividence Rd

Franklin St

Emerson St

Franklin St

Emerson St

Terrace Park

Sun of Rect Ln

Fox Run Ln

Franklin St

Chapel Hill

DRAFT

Subsequent Town Meeting - November 2024

DRAFT

November 12(Tu); 14(Th); 18(M); 21(Th)

as of ->

9/24/2024

Art. #	Article Description	Sponsor	Details	Notes	Reports
1	Reports	Select Board			
2	Instructions	Select Board		defer to last night	
3	Amend the Capital Improvement Program FY25 - FY35	Select Board	Presentation - Sharon Angstrom		FINCOM
4	Amend the FY25 Budget	FINCOM	Presentation - Sharon Angstrom		FINCOM
5	Approve Payment of Prior Year's Bills	Select Board	Presentation - Sharon Angstrom		FINCOM
6	Transfer 40R funds into the Smart Growth Stabilization Funds	Select Board	Presentation - Sharon Angstrom/Andrew MacNichol	Transfer Current Funds Majoraty	
7	Dedication without further appropriation of 40R Funds to Smart Growth Stabilization Fund	Select Board	Presentation - Sharon Angstrom/Andrew MacNichol	2/3 vote	BYLAW
8	Transfer from Free Cash to Opioid Settlement Receipts Special Reserve Fund	Select Board	Presentation - Sharon Angstrom/Matt Kraunelis		
9	Debt Authorization for Haven Street Infrastructure Project	Select Board	Ryan Percival	2/3 vote	FINCOM BOND COUNSEL
10	Adoption of Mandatory Kilowatt Hours Charge to Qualify for Green Communities and Authorize Select Board to Execute Agreement and Necessary Documents	Select Board	Andrew MacNichol/Jayne Wellman		BYLAW
11	Amend General Bylaw Section 8.8.1.3 - Effective Voice Control of an animal	Town Forest Committee	Town Forest Committee/Board of Health		BYLAW
12	Amend General Bylaw 8.8.3.2 - Town Forest Number of Unleashed Dogs	Town Forest Committee	Town Forest Committee/Board of Health		BYLAW
13	Transfer Funds for Removal of Red Pines & Invasive Species from Town Forest	Town Forest Committee	Town Forest Committee		
14	Transfer Grove Street Lot 5 to Conservation Commission	Select Board	Chuck Tirone	2/3 Vote	
15	Additional Debt Authorization RMHS Field House Floor	Selet Board	Thomas Milaschewski	2/3 Vote	
16	Adopt MBTA Communities Zoning Bylaw & Map (BUS-D)	CPDC	Andrew MacNichol, Jayne Wellman, Matt Kraunelis		
17	Adopt MBTA Communities Zoning Bylaw & Map (A-80)	CPDC	Andrew MacNichol, Jayne Wellman, Matt Kraunelis		

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 Subsequent 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 Tuesday, November 12, 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 at the Reading Memorial High School Performing Arts Center, 62 Oakland Road, in said Reading, on Tuesday, November 12, 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 1 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 2 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 3 To see if the Town will vote to amend the FY 2025-35 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 4 To see if the Town will vote to amend the Town's Operating Budget for the Fiscal Year commencing July 1, 2024, as adopted under Article 12 of the Annual Town Meeting of April 29, 2024; 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.

ARTICLE 5 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 6 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 7 To see if the Town will vote to accept the fourth paragraph of Massachusetts General Laws Chapter 40, Section 5B, which allows the dedication, without further appropriation, of all, or a percentage not less than 25 percent, of particular fees, charges or receipts to a stabilization fund established under Massachusetts General Laws Chapter 40, Section 5B, to be effective for the fiscal year beginning on July 1, 2025, and vote to dedicate all of the payments received from the Commonwealth pursuant to Chapter 40R of the Massachusetts General Laws to the Town's Smart Growth Stabilization Fund, effective for fiscal year 2026, beginning on July 1, 2025; or take any other action relative thereto.

Select Board

ARTICLE 8 To see if the Town will vote to transfer funds received from Opioid Settlements from Free Cash to the Opioid Settlement Receipts Special Reserve 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 or otherwise provide a sum or sums of money to pay the costs of 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.

ARTICLE 10 To see if the Town will vote to adopt a mandatory charge per kilowatt-hour upon Reading Municipal Light Plant's electricity consumers located within the Town of Reading by accepting the provisions of G.L. c. 25, § 20(c), and authorize the Select Board to execute all documents necessary to qualify the Town as a Green Community under G.L. c.25A, § 10, including the Renewable energy Trust Fund Membership Agreement; or take any other action related thereto.

ARTICLE 11 To see if the Town will vote to amend Section 8.8.1.3 of the General Bylaws, Effective Voice Control, by deleting the section and inserting, in place thereof, the following:

8.8.1.3 Effective Voice Control

An animal shall be deemed to be "under effective voice control" if it is (i) within the handler's sight, (ii) refrains from aggressive behavior, (iii) comes immediately when called by its handler, and (iv) the handler is carrying a leash per dog. Aggressive behavior is any behavior that would cause a reasonable person to believe the dog poses an unjustified imminent threat of physical injury to a person or another dog, including but not limited to jumping on, repeatedly barking at, or approaching any person without their consent.

| Or take any other action related thereto.

ARTICLE 12 To see if the Town will vote to amend Section 8.8.3.2 of the General Bylaws by (1) inserting a new Section 8.8.3.2.3, as follows:

8.8.3.2.3 Town Forest

The maximum number of off-leash dogs shall not exceed two per handler in the Town Forest. Any dog that does not remain under effective voice control, as defined in Section 8.8.1.3, must be placed on a leash or removed from the Town Forest immediately. Dog waste must be removed in accordance with Section 8.8.3.3. Dogs must be leashed when entering or exiting the Town Forest. Visitors who do not abide by these rules may be required to leave the Town Forest, in addition to any enforcement action provided for under G. L. c.40, §21D and Section 1.8 of these Bylaws.

and (2) renumbering the remaining sections accordingly; or take any other action with respect thereto.

ARTICLE 13 To see if the Town will vote to raise and appropriate, transfer from available funds, borrow or otherwise provide \$150,000 or any other sum or sums of money for the Town Forest thinning project, which will include \$50,000 for Phase 4 of the dead tree removal program and \$100,000 for Phase 5 of the invasive plants control program; or take any other action with respect thereto.

Town Forest Committee

ARTICLE 14 To see if the Town will vote pursuant to G.L. c. 40, § 15A, to transfer care, custody, management and control of the property known as Grove Street Lot 5, Assessor Map 44 Lot 136, as shown on a plan of land entitled "GROVE STREET, LOT 5 PARKING," prepared by Weston & Sampson Engineers, Inc., date January 23, 2023, as on file with the Town Clerk, to the Reading Conservation Commission for the sole purpose of passive recreation and open space management, including the installation, maintenance, and repair of a passive trail network with associated signage; provided, however, that Reading Department of Public Works shall have the right to replace, repair, maintain, and make necessary improvements to the existing parking area on the property, as shown on said plan; or take any other action with respect thereto.

Select Board

ARTICLE 15 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 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 16 To see if the Town will vote to amend the Town's Zoning Bylaw, for the for the purpose of achieving compliance with G.L. c. 40A, §3A, the MBTA Communities Act, by amending Zoning Bylaw provisions relating to multi-family housing and business uses, and altering the boundaries of existing zoning districts or establishing new districts, including amendments or insertions within Sections 2, 3, 4, 5, 6, 9, and 10, Tables 5.3.1, 6.3, 9.1.1.7 and 10.5.6, and Appendix C found in the Zoning Bylaw and as generally drafted and described in the materials from the September 19, 2024 Community Planning and Development Commission public hearing entitled "Business-D (Main St) + DSGD 40R, Proposed Bylaw Amendments, Track Changes Version, 9-19-24" and "Business D Conversion (Main Street) 11 x 17 Concept Map", such documents on file with the Town Clerk and available online at <https://www.readingma.gov/826/MBTA-Communities-3A-Process>, or take any other action with respect thereto.

Community Planning and Development Commission

ARTICLE 17 To see if the Town will vote to amend the Town's Zoning Bylaw, for the for the purpose of achieving compliance with G.L. c. 40A, §3A, the MBTA Communities Act, by amending Zoning Bylaw provisions relating to multi-family housing uses, and altering the boundaries of existing zoning districts or establishing new districts, including amendments or insertions within Sections 2, 3, 4, 5, 6, 9, and 10, Tables 5.3.1, 6.3, 9.1.1.7 and 10.5.6, and Appendix C found in the Zoning Bylaw and as generally drafted and described in the materials from the September 19, 2024 Community Planning and Development Commission public hearing entitled "Apartment-80 + DSGD 40R, Proposed Bylaw Amendments, Track Changes Version, 9-19-24" and "A-80 Expansion (Existing Developments) Concept Map 11 x 17", such documents on file with the Town Clerk and available online at <https://www.readingma.gov/826/MBTA-Communities-3A-Process>; or take any other action with respect thereto.

Community Planning and Development Commission

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 November 12, 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.

Carlo Bacci, Chair

Karen Gately Herrick, Vice Chair

Christopher Haley, Secretary

Mark L. Dockser

Melissa Murphy

SELECT BOARD OF READING

, Constable

Ad Hoc Community Preservation Act Study Committee

- Composed of representatives from Select Board, Finance Committee, Conservation Commission, Recreation Committee, Historical Commission, and Housing Authority, plus one resident appointed by Select Board
- First met May 29, 2024
- Met every two weeks through July, then monthly
- Questions the Committee is considering:
 - What potential benefits would the CPA offer to the residents of Reading?
 - What criteria are we using to decide what to recommend to the voters of Reading?
 - What surcharge rate and exemptions should Reading voters consider for CPA?
 - How and when should the CPA be put to a vote?

Information gathered so far...

- Collected examples of projects that could have been funded or that could yet be funded via the CPA
- Computed estimates for revenue, state match, and taxpayer impact with different rates and exceptions
- Consulted with the Community Preservation Coalition (communitypreservation.org)
- Looked at peer communities that have considered CPA
- Learned about the process for adoption:
 - Reaches the ballot either via Town Meeting or petition
 - Usually supported (and sometimes opposed) by a ballot question committee
 - Must be considered at a regularly scheduled state or town election
 - More likely to be approved at higher-turnout state elections

... but there was not enough time!

- Ballot question approval by beginning of September would have been infeasible
- Committee has not had time to fully research the previously identified questions, review possible CPA projects, learn from Reading's previous consideration of CPA, draw any conclusions, or share recommendations with Select Board
- Voted unanimously (7-0-0) on July 30:
 - "to strongly support adopting the CPA in Reading. Based on data received and discussion, the Study Committee has determined that there is not enough time for the CPA to be considered for the November 2024 election and should be considered for a future election."
- "future election" is TBD
 - Recommendation from Community Preservation Coalition was November 2026

Requested changes

The Community Preservation Act Ad Hoc Committee is comprised of 7 voting members, and one non-voting member, to be appointed by the Select Board, and is charged with facilitating communications with community leaders, Town Administration, Town Meeting Members, the Select Board, local community groups, and the statewide Community Preservation Coalition, to share information regarding the opportunities and challenges when adopting the Community Preservation Act (CPA). The Committee will study the ~~need for~~merits of the CPA and the various methods for adoption and present its findings to the Select Board in time to achieve a ~~town-wide~~Town Meeting vote no later than in ~~the November 2026 2024 election~~Annual Town Meeting ; that accommodates the ~~November 3, 2026 state election~~including preparation for a Special Town Meeting vote ~~that accommodates the November 5, 2024 election~~; said committee to sunset on May ~~December 31, 2026 2024~~, unless extended.

Requested result

*The Community Preservation Act Ad Hoc Committee is comprised of 7 voting members, and one non-voting member, to be appointed by the Select Board, and is charged with facilitating communications with community leaders, Town Administration, Town Meeting Members, the Select Board, local community groups, and the statewide Community Preservation Coalition, to share information regarding the opportunities and challenges when adopting the Community Preservation Act (CPA). The Committee will study the **merits of the CPA and the various methods for adoption and present its findings to the Select Board in time to achieve a **Town Meeting vote no later than the 2026 Annual Town Meeting that accommodates the November 3, 2026 state election****; said committee to sunset on **May 31, 2026**, unless extended.*

Select Board Draft Minutes

July 16, 2024

KH on Zoom

Public Comment

Angela Binda feels Haley's actions at the last meeting were unacceptable and that he owes people apologies.

Dan Dewar noted the board needs to get back to doing the business of the town.

Liaison Reports

Herrick attended a Killam sustainability working group in which they discussed the difference HVAC options. They will be picking the preferred option in August.

Murphy noted the School Committee met and they had an update on their new ELA curriculum for Parker and Coolidge. They also approved a amendment to the Superintendent's contract. They announced a new principal for Parker Middle School. CPDC last night noted on July 31st, there will be a MBTA communities meeting.

Haley noted Shawn Brandt was appointed to the Killam School Building Committee to replace Sarah McLaughlin. The Killam School Building Committee held a public forum last night.

Dockser noted ReCalc and PBC both met since the last time the board met. ReCalc is preparing to make their final presentation to the Select Board at our August meeting. The PBC met and the next step is to do an RFQ to hire a Owners Project Manager.

Bacci noted the CPA met at the same time as the Select Board meeting last week so he unfortunately was unable to attend.

Town Manager Report

Kraunelis noted the Zip Trip was great and PorchFest was also a great turnout. Wellman noted that Katie Gabriello was promoted to Director of Operations. She was previously the Executive Assistant for Operations and has gotten her MPCCO for procurement and has her master's in public administration. She gave a quick update on the kiosks noting the vendor has been difficult to work with getting them programmed properly but they are close.

Executive Session

Haley moved to enter into Executive Session under purpose 3 for the purpose of discussing strategy with respect to the following litigation matters:

- (1) Catherine Rawson, as Personal Representative of the Estate of Alan Greenough and Athony Perrotti v. the Town of Reading, Officer Drauschke, et. al., and**

(2) potential litigation pertaining to unpaid police detail invoices and involving B&E Services; Heyland Development; Champlain Excavating; and Delphi Construction,

because the Chair finds that an open session may have a determinantal effect on the Board's litigating positions, and to invite into the Executive Session:

- (1) MIIA Senior Claims Representative Louise Saunders and Attorney Doug Louison from MIIA for the *Drauschke* matter only,**
- (2) Police Chief David Clark for the police detail matter only, and**
- (3) Town Counsel Ivria Fried, Town Manager Matt Kraunelis and Executive Assistant Caitlin Nocella for all matters,**

and to return to open session to continue on with the meeting. The motion was seconded by Dockser and the following roll call vote was taken:

Haley - yes; Murphy- yes; Herrick - yes; Dockser- yes; Bacci - yes.

The board returned to open session at 8:22 PM.

Waive Attorney Client Privilege on Killam School Building Committee Memo

Town Counsel provided the board with a memo regarding the appointment processes for the Killam School Building Committee. The memo falls under attorney client privilege, however, because of all the interest in the topic, the board is here tonight to discuss waiving the attorney client privilege and releasing the memo to the public.

Dockser noted the board normally should not be doing this but feels in this case, it seems appropriate to release the memo to the public. Haley, Murphy and Bacci agreed with Dockser's comments while Herrick noted she had no comment.

Haley moved to waive the attorney client privilege relative to a letter dated July 5, 2024, from Town Counsel's office that pertains to the Killam School Building Committee membership. The motion was seconded by Dockser and approved with the following roll call vote:

Haley - yes; Murphy- yes; Herrick - yes; Dockser- yes; Bacci - yes.

Safety Amendment Hearings

Haley read the hearing notice to open the public hearings regarding amendments to the Traffic and Parking Regulations.

Lt. Jones was present to explain the requests.

Amendment 2024-5 seeks to Improve traffic and pedestrian safety at the intersection of Grove Street and Franklin Street with an official placement of an isolated stop sign on Grove Street at the intersection with Franklin Street.

The second amendment, Amendment 2024-6 seeks to parking on Grove Street shall be prohibited on the northeasterly side opposite 374 Grove Street to Strout Avenue along the northerly side only.

Both these requests came from PTTTF and the board had no issues with them.

Haley moved to close the hearing regarding safety amendments 2024-5 and 2024-6 to the Traffic and Parking Regulations. The motion was seconded by Dockser and approved with the following roll call vote:

Haley - yes; Murphy- yes; Herrick - yes; Dockser- yes; Bacci - yes.

Haley moved to approve safety Amendment 2024-5 of the Traffic and Parking Regulations as presented. The motion was seconded by Dockser and approved with the following roll call vote:

Haley - yes; Murphy- yes; Herrick - yes; Dockser- yes; Bacci - yes.

Haley moved to approve safety Amendment 2024-6 of the Traffic and Parking Regulations as presented. The motion was seconded by Dockser and approved with the following roll call vote:

Haley - yes; Murphy- yes; Herrick - yes; Dockser- yes; Bacci - yes.

Discuss Vine Street Parking Situation

Lt. Jones explained this also came from PTTTF. They are having problems/ complaints with an overflow of Austin Prep students parking on Arcadia Street. The short-term solution is to ask the students to park on Vine Street where there is more room. It appears they just have more students driving this year and they will reassess the situation next year.

Ice Arena Update

Carl McFadden gave the board an update on the Ice Arena business the past year. They just finished up their 31st year. He noted they're approaching \$3.5 Million in payment to the town in those 31 years. They did a capital project this year and replaced the roof for \$284,000 and is completely paid for. They did not do solar panels because it didn't make financial sense; there was not a good return on their investment. It would have cost them \$125,000 to put the solar panels on the roof and they would only save about \$5,000 a year. The other major issue would have been the contractor doing the new roof would not have warrantied the roof if they put the solar panels on. Snow removal on a roof with panels is also very difficult.

He mentioned that Nelson Burbank intended for the money that went to the town would be used for recreational activities. He would love to have the Select Board work with the Recreation Committee to earmark the funds that the Ice Arena turns back every year go directly to recreational activities or improvements to recreational areas.

Bacci wants to amend the lease to include pickleball in the back parking lot.

Review Code of Ethics and Select Board Policies

Bacci wanted the board to look at the Board ethics and protocols document and review it and see if things need to be added. He wants to discuss how the board can work together and be the most productive they can be. The biggest thing for him is being present and on time to be respectful of everyone's time.

Dockser noted the board needs to police themselves. The list of procedures and policies doesn't have to be this all-inclusive list, it should be the most important things for the board to get work done properly.

Haley noted everyone, including himself, is guilty of breaking some of these ethics and procedures and we just need to do better.

Murphy agrees with all the previous comments and think we need to think before we speak and respectfully agree to disagree when necessary.

Herrick agreed with all comments previously stated.

Board Retreat

The board discussed their schedules to plan the next Select Board retreat. They are hoping to do it before the end of the summer.

Future Agendas

The board discussed future agenda items.

Minutes

Haley moved to approve the meeting minutes from June 4, 2024 as amended. The motion was seconded by Murphy and approved with the following roll call vote: Haley - yes; Murphy- yes; Herrick - yes; Dockser- yes; Bacci - yes.

Haley moved to adjourn the meeting at 10:08 pm. The motion was seconded by Dockser and approved with the following roll call vote: Haley - yes; Murphy- yes; Herrick - yes; Dockser- yes; Bacci - yes.

Select Board Draft Minutes

August 20, 2024

Public Comment

Marilyn Shapleigh thanked the board and staff for their support on the ReCalc project.

Tony D'Arezzo wanted to speak on the agenda item regarding CPDC's member Guy Manganiello's conflict of interest with the MBTA communities' discussions. He feels Mr. Manganiello was pushed onto CPDC bypassing the normal process. He noted Mr. Manganiello claimed he did not have any projects in front of CPDC but that is not true. He feels Mr. Manganiello's conflict is huge, and this exemption should be denied.

Bill Sullivan, chair of the Town Forest Committee spoke in support of the appointment of Christine Lusk to the Town Forest Committee appointment?

Nancy Docktor noted CPDC member Guy Manganiello owns many properties in town and has many projects pending. She feels his appointment to CPDC was questionable and this board knew there would be conflicts, but the board still appointed him anyway. She feels it would be very concerning if the board approves this exemption he is asking for.

Liaison Reports

Haley noted that there have been a couple of Killam School Building meetings including a tour of Uxbridge high school. The committee voted unanimously to move forward with the B1 design option as preferred option. B1 includes 12 Rise pre-K classrooms.

Dockser noted ReCalc is here tonight to give their final presentation. The Permanent Building Committee has met twice now, and they sent out an RFQ to find an Owners Project Manager. They had five responses and hope to hire someone in September.

Herrick met with the Trails Committee about all the work they do, and she is concerned about their limited budget. She also attended some Killam Meetings and the MMA meeting on the Inflation reduction Act.

Murphy attended the MBTA community forum, and they put forth 4 concepts. They hope to pick one of the concepts to put forth to the Select Board. She mentioned that VASC has a couple applications pending and she doesn't think it is reasonable to do these interviews at our full meetings; she asked if Herrick would consider stepping down from VASC and allowing another member with more availability step in to get these done.

Bacci thanked staff for the MBTA Communities forum. The CPA committee met and had Chase from the CPA Coalition attending. Based on Chase's advice, there is not enough time to get on the November ballot. He recommended a 2026 vote for CPA. They want to come back to the Select Board to revise their charge.

Town Manager Report

Kraunelis reminded the Board the fall street faire is September 8. He announced that they have hired an Economic Development Director. He also made an offer that was accepted for a public health nurse.

Wellman noted they are planning a climate week in September to showcase all the ways we have done eco-friendly and climate conscious activities. It will coincide with the Mallet-Sommes ribbon cutting.

Town Forest Committee Appointment

Christine Lusk applied to be on the Town Forest committee. She noted she has been a resident for 19 years and a Town Meeting member. She is passionate about the Town Forest as she spends a lot of her time there. She has already been attending their meetings regularly.

Haley moved to appoint Christine Lusk to a full member on the Town Forest Committee with a term expiring June 30, 2027. The motion was seconded by Dockser and approved with a 5-0 vote.

Conflict of Interest

Bacci and Haley recused themselves from the conversation due to their ownership of properties downtown in potential MBTA Zoning areas. Herrick took over as acting Chair of the meeting.

Nancy Docktor reiterated her comments from public comment.

CPDC Member Guy Manganiello noted he filed this disclosure because he owns some properties that could be in the potential MBTA zoning area. He explained in Andrew MacNichol and his opinion, the two properties in question, would not be positively impacted by the MBTA zoning. He pulled up map and showed the properties in question and the statics on the projects as approved and if MBTA zoning were to go into effect. Because his properties would not be positively impacted, he believes there is no true conflict.

Dockser and Herrick believe this is a conflict and asked if he has spoken with the Ethics Commission at the State and asked their opinion. He stated he has not but will gladly do so if that would help this decision here.

Murphy agreed she would like to hear what the Ethics Commission's opinion would be before voting and suggested postponing this vote until Manganiello speaks with Ethics. She also suggested he not participate in any conversations regarding MBTA Communities until hearing from Ethics as well.

All board members and Manganiello agreed with Murphy and they will proceed as suggested.

Discuss Moving Annual Town Election

Bacci added this to the agenda to see if there would be appetite to move the Annual local election back a couple weeks to April or May so it would be during warmer weather.

Town Clerk Laura Gemme noted this would be a Bylaw Change. She also noted while they could move the election it would still need to be done prior to Town Meeting.

The board decided it didn't seem like a big enough benefit to go through the process.

Close Warrant

Haley moved that the board close the warrant for the State Primary to be held on September 3rd, 2024. The motion was seconded by Dockser and approved with a 5-0 vote.

Discuss Trash Contract and Barrel Update

DPW Director Chris Cole gave the board a presentation about the trash barrels and where the process stands today. Manual collection is no longer going to be an option in the future and our next contract will likely depend on these new barrels. Republic is also asking for the town to sign a new contract with them earlier than the current contract expires. Staff believe we should proceed with the normal process of going out to bid and seeing what responses they get.

Dan Higgins from Republic was present to answer any of the board's questions/comments. The board expressed their frustrations and dissatisfactions with the company in the last couple months. They explained the missed pickups and delays are daily occurrences and it is not acceptable. Mr. Higgins explained they struggle with staffing and when an employee calls out, they simply don't have anyone to replace them. He noted automated barrels would help the situation because it requires less manpower.

The board discussed the size barrels for recycling. They opted to go with the 96 gal but feels there needs to be an option for the elderly and others who need a smaller option on a case by case basis.

Second Water Meters

DPW Director Chris Cole gave the board a presentation on the history of second water meters in town as well as the pros and cons. The presentation can be found on the town's website in the Select Board packet. He also showed the board what surrounding towns do.

While having a second water meter would help cut down the bills for people who water their lawns, it was noted that second water meters don't encourage conservation and would force an increase in the sewer rate townwide.

Haley would like to see a pilot program in place.

ReCalc Update

ReCalc called to order at 10:22 PM.

John Sasso gave the board a presentation that can be found in the Select Board packet on the town website. He went over the mission of ReCalc, the members and all the work they have done over the past few years. The committee has concluded that Symonds Way is the

preferred site for a new Senior Center. The Permanent Building Committee has agreed to take on the project.

ReCalc adjourned at 11:08 PM.

Future Agendas

The board discussed future agenda items.

Minutes

The board edited previous meeting minutes.

Haley moved to approve the meeting minutes from June 18, 2024 as amended. The motion was seconded by Dockser and approved with a 5-0 vote.

Haley moved to approve the meeting minutes from June 27, 2024 as amended. The motion was seconded by Dockser and approved with a 5-0 vote.

Haley moved to approve the meeting minutes from July 9, 2024 as amended. The motion was seconded by Murphy and approved with a 5-0 vote.

Haley moved to adjourn the meeting at 11:36 PM. The motion was seconded by Dockser and approved with a 5-0 vote.

October 8, 2024		Tuesday	
	Overview of Meeting		7:00
	Public Comment		7:05
	Select Board Liaison and Town Manager Reports		7:15
	Close Warrant for State Election		
HEARING	New Liquor License: Farmer Series Pouring Permit for New England Barrel Company		
	Town Accountant Quarterly report		
	Discuss multi-unit tiered water rates		
	Update on ARPA Funds		
	RPPA Presentation/Discussion on Symonds Way Land for Pickleball		
October 29, 2024		Tuesday	
	Overview of Meeting		7:00
	Public Comment		7:05
	Select Board Liaison and Town Manager Reports		7:15
Hearing	Tax Classification		
	Future of the Pleasant Street Center Building		
Executive Session	Facilities Union Contract Discussion		
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	
	Vote to approve Annual Liquor Licenses		
December 4, 2024		Wednesday	
	Department Budget Presentations		
December 10, 2024		Tuesday	
	Department Budget Presentations		
	Recurring Agenda Items		
	Close Warrant: Annual Town Meeting	March	
	Close Warrant: Subsequent Town Meeting	September	
	Appoint Town Accountant	March	Annual
HEARING	Approve Classification & Compensation	May	Annual

	Appointments of Boards & Committees	May/June	Annual
HEARING	Approve Tax Classification	October	Annual
	Approve Licenses	December	Annual
	Arbor Day Proclamation	April	Annual
	Liaison: RCTV members Report		Annual
	Liaison: CAB (RMLD) member Report		Annual
	Liaison: MAPC member Report		Annual
	Liaison: Reading Housing Authority Report		Annual
	Liaison: Reading Ice Arena Report		Annual
	Town Accountant Report		Qtrly
	Economic Development Director		Semi-ann
	Parking/Traffic/Transportation Task Force (PTTTF)		
	Town Board & Committee visits		
	Town Department visits		
	Review Select Board Goals		
	Review Town Manager Goals		February/March