



Town of Reading Meeting Posting with Agenda

2018-07-16 LAG

Board - Committee - Commission - Council:

Select Board

Date: 2025-06-24

Time: 6:30 PM

Building: Reading Town Hall

Location: Select Board Meeting Room

Address: 16 Lowell Street

Agenda:

Purpose: General Business

Meeting Called By: Jacquelyn LaVerde on behalf of Chair Chris Haley

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/81622122150 Meeting ID: 816 2212 2150 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/kAXu7KKqj	
6:30	Pledge of Allegiance	
	Overview of Meeting	
	Executive Session Purpose 2 & Purpose 3: Public Employee Committee Health Insurance Agreement (All Unions) <i>Executive Session will be held in the Berger Conference Room</i>	
7:00	Public Comment (For any items not included on the agenda)	
7:10	Town Manager Report	
7:15	Community Spotlight	
7:20	Discuss and Vote to Approve Gift of Land off Waverley Road	9

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



Town of Reading Meeting Posting with Agenda

7:30	Discuss and Vote to Dedicate Archive Room per Request from the Historical Commission	15
7:40	Update from Ad Hoc Commemoration Establishment Committee (ACE)	18
7:50	Discuss Town Manager Goals	20
8:05	Discuss and Vote on Appointments of Boards & Committees	22
8:35	413 Main Street: Discussion and vote to acquire by gift or eminent domain, an approximately 261 square feet portion of land located at 413 Main Street, Lot 64 and 85, Map 17, and as shown as "Parcel A" on a plan entitled "Approval Not Required Plan of Land, McDonald's USA, LLC, 413 Main Street Commonwealth of Massachusetts Town of Reading, Middlesex County Lot 64 & 85, Map 17," said plan available at the Select Board's office	105
8:45	Select Board Liaison Reports	
8:55	Future Agendas	123
9:00	Discuss and Vote to Approve Prior Meeting Minutes <ul style="list-style-type: none"> • May 27, 2025 • June 3, 2025 	126

Select Board DRAFT Motions – June 24, 2025

Executive Session: Public Employee Committee Health Insurance Agreement:

Move that the Board go into Executive Session, including staff members Town Manager Matt Kraunelis, Human Resources Director Sean Donahue, Assistant Town Manager Jayne Wellman, and Executive Assistant Jackie LaVerde, under Purpose 2 and Purpose 3, to discuss strategy with respect to collective bargaining and approve the Public Employees Committee/Health Insurance (all unions); and further the Chair declares that an open meeting could have a detrimental effect on the bargaining position of the body; and to reconvene in open session at the conclusion of Executive Session.

Discuss and Vote to Approve Gift of Land off Waverley Road

Move that the Board accept the gift of land at 0 Waverly Road Map 33 Lot 38.

Discuss and Vote to Dedicate Archive Room per Request from the Historical Commission

Move that the Board name the Historical Archive Room of Town Hall the “Virginia Adams Historical Archive Room”, in honor of her dedication to the preservation of Reading’s history, and to direct the Town Manager to affix an appropriate plaque to the door of the room.

Discuss and Vote on Appointments of Boards & Committees

Affordable Housing Trust Committee

Move to appoint **Jayna Stafford** to the Affordable Housing Trust Committee, term date effective July 1, 2025, and expiring June 30, 2028.

Move to appoint **Patrick Egan** to the Affordable Housing Trust Committee, term date effective July 1, 2025, and expiring June 30, 2028.

Animal Control Appeals Committee

Move to appoint **John Miles** to the Animal Control Appeals Committee, term date effective July 1, 2025, and expiring June 30, 2028.

Move to appoint **Taylor Gregory** to the Animal Control Appeals Committee as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2027.

Board of Assessors

Move to appoint **Brendan Zarechian** to the Board of Assessors, term date effective July 1, 2025, and expiring June 30, 2028.

Board of Cemetery Trustees

Move to appoint **Ronald Stortz** to the Board of Cemetery Trustees, term date effective July 1, 2025, and expiring June 30, 2028.

Move to appoint **Caitlin Salmon** to the Board of Cemetery Trustees, term date effective July 1, 2025, and expiring June 30, 2028.

Board of Health

Move to appoint **Richard Lopez** to the Board of Health, term date effective July 1, 2025, and expiring June 30, 2028.

Move to appoint **Joan Wetzel** to the Board of Health, term date effective July 1, 2025, and expiring June 30, 2028.

Move to appoint **Aditya Bengali** to the Board of Health as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2027.

Board of Registrars

Move to appoint **Krissandra Holmes** to the Board of Registrars, term date effective July 1, 2025, and expiring June 30, 2028.

Climate Advisory Committee

Move to appoint **Travis Estes** to the Climate Advisory Committee, term date effective July 1, 2025, and expiring June 30, 2028.

Move to appoint **Marc Ortins** to the Climate Advisory Committee as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2027.

Commissioners of Trust Funds

Move to appoint **Christopher Cook** to the Commissioners of Trust Funds, term date effective July 1, 2025, and expiring June 30, 2028.

Move to appoint **David Fodera** to the Commissioners of Trust Funds as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2027.

Community Planning & Development Commission

Move to appoint **Andrew Mclauchlan** to the Community Planning & Development Commission, term date effective July 1, 2025, and expiring June 30, 2028.

Move to appoint **Thomas Armstrong** to the Community Planning & Development Commission as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2027.

Conservation Commission

Move to appoint **Tim Michel** to the Conservation Commission, term date effective July 1, 2025, and expiring June 30, 2028.

Move to appoint **Rick Keogh** to the Conservation Commission, term date effective July 1, 2025, and expiring June 30, 2028.

Move to appoint **Joseph Fleury** to the Conservation Commission as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2027.

Constables

Move to appoint **Frank Marengi** to the Constables, term date effective July 1, 2025, and expiring June 30, 2028.

Council on Aging

Move to appoint **Deborah Small** to the Council on Aging, term date effective July 1, 2025, and expiring June 30, 2028.

Move to appoint **Joan Coco** to the Council on Aging, term date effective July 1, 2025, and expiring June 30, 2028.

Move to appoint **Karen Janowski** to the Council on Aging, term date effective July 1, 2025, and expiring June 30, 2028.

Move to appoint **John Saczynski** to the Council on Aging, term date effective July 1, 2025, and expiring June 30, 2027. (Partial Term)

Move to appoint **Sally Hoyt** to the Council on Aging as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2027.

Move to appoint **Kathleen Harrington** to the Council on Aging as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2027.

Move to appoint **Thomas O'Connor** to the Council on Aging as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2027.

Move to appoint **Ron Powell** to the Council on Aging as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2026. (Partial Term)

Cultural Council

Move to appoint **Jayna Stafford** to the Cultural Council, term date effective July 1, 2025, and expiring June 30, 2028.

Custodian of Soldiers' and Sailors' Graves

Move to appoint **Raymond Boyd** to the Custodian of Soldiers' and Sailors' Graves, term date effective July 1, 2025, and expiring June 30, 2028.

Historic District Commission

Move to appoint **Everett Blodgett** to the Historic District Commission, term date effective July 1, 2025, and expiring June 30, 2028.

Move to appoint **Greg Maganzini** to the Historic District Commission, term date effective July 1, 2025, and expiring June 30, 2028.

Move to appoint **Virginia Adams** to the Historic District Commission as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2027.

Historical Commission

Move to appoint **Jonathan Barnes** to the Historical Commission, term date effective July 1, 2025, and expiring June 30, 2028.

Move to appoint **Pino D'Orazio** to the Historical Commission, term date effective July 1, 2025, and expiring June 30, 2028.

Housing Authority

Move to appoint **Margaret Donnelly-Moran** to the Housing Authority, term date effective July 1, 2025, and expiring June 30, 2030.

RCTV Board of Directors

Move to appoint [NAME] to the RCTV Board of Directors, term date effective July 1, 2025, and expiring June 30, 2028. (**Melissa Recommends Ron Powell, Karen Recommends Chris Cridler**)

Recreation Committee

Move to appoint **Eric Gaffen** to the Recreation Committee, term date effective July 1, 2025, and expiring June 30, 2028.

Move to appoint **Melissa Pucci** to the Recreation Committee, term date effective July 1, 2025, and expiring June 30, 2028.

Move to appoint **Michael Coltman** to the Recreation Committee, term date effective July 1, 2025, and expiring June 30, 2028.

Move to appoint **John Federico** to the Recreation Committee as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2027.

Move to appoint **Nick Pesaturo** to the Recreation Committee as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2027.

Town Forest Committee

Move to appoint **Tim Kirwan** to the Town Forest Committee, term date effective July 1, 2025, and expiring June 30, 2028.

Move to appoint **Derek Puff** to the Town Forest Committee, term date effective July 1, 2025, and expiring June 30, 2028.

Move to appoint **David Flynn** to the Town Forest Committee as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2027.

Move to appoint **Kathy Kelly** to the Town Forest Committee as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2026. (Partial Term)

Trails Committee

Move to appoint **David Williams** to the Trails Committee, term date effective July 1, 2025, and expiring June 30, 2028.

Move to appoint **Brandy Hopkins** to the Trails Committee, term date effective July 1, 2025, and expiring June 30, 2028.

Move to appoint **Garrett Alpha-Cobb** to the Trails Committee as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2027.

Zoning Board of Appeals

Move to appoint **Frank Capone** to the Zoning Board of Appeals, term date effective July 1, 2025, and expiring June 30, 2028.

Move to appoint **Taylor Gregory** to the Zoning Board of Appeals as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2026.

Move to appoint **Anthony Fodera** to the Zoning Board of Appeals as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2026.

413 Main Street

Move that the Board vote to adopt and execute the form of Order of Taking authorized by Article 12 of the April 28, 2025 Annual Town Meeting, to take for general municipal purposes a portion of the property owned by 413 Main Street LLC located at 170 Ash Street in Reading, Mass., consisting of approximately 261 s.f., with such Order of Taking to be held in escrow by Town Counsel until the Town and Owner execute a Purchase and Sale Agreement whereby the Owner waives all damages from the taking; and to authorize the Town Manager and Town Counsel to take any actions necessary to effectuate the execution of said Purchase and Sale Agreement and after such execution to record the Order of Taking and issue such notices as required.

Approve Prior Meeting Minutes

Move to approve the meeting minutes of May 27, 2025 as presented (**or** amended).

Move to approve the meeting minutes of June 3, 2025 as presented (**or** amended).

DRAFT

QUITCLAIM DEED

I, Cheryl A. Surette, Executrix of the Estate of Gloria C. Bellino, Middlesex Probate No. 95P2847EP, late of Reading, Middlesex County, Massachusetts ("Grantor"),

in consideration of less than One Hundred and 00/100 (\$100.00) Dollars paid,

hereby grants to the Conservation Commission of the Town of Reading, a municipal body duly established pursuant to G.L. c. 40 S. 8C and having an address of 16 Lowell Street, Reading, MA 01867 ("Grantee"), with quitclaim covenants the following real property for conservation purposes:

The land in Reading, Middlesex County, Massachusetts located off the easterly side of Waverly Road and more particularly shown as Lots 132 and 133 on a plan entitled "Plan of Land Located in Reading, Massachusetts (Middlesex County)", prepared by Sullivan Engineering Group, LLC, dated December 16, 2024 which plan is recorded as Plan No. _____ of _____ and to which plan reference may be made for a more particular description of said lots.

Meaning and intending to convey and hereby conveying the same premises described in a deed from Nicholas M. DeFeo to Gloria C. Bellino dated February 16, 1973, recorded in Book 12386, Page 403.

There are no persons entitled to the protection of the homestead act.

This conveyance is tax exempt pursuant to M.G.L. c. 64D, §1.

WITNESS my hand and seal this 25 day of April, 2025.



Cheryl A. Surette

Locus: Off Waverly Road, Reading, MA 01867

Commonwealth of Massachusetts

Middlesex, ss.

On this 25th day of April, 2025, before me, the undersigned notary public, personally appeared Cheryl A. Surette, proved to me through satisfactory evidence of identification, which was Cheryl A. Surette to be the person whose name is signed on the preceding document and proved to me that he/she signed it voluntarily for its stated purpose.

Paula A. Pepper

Notary Public: Paula A. Pepper

My Commission Expires: 10/28/2027



ACCEPTANCE OF SELECT BOARD

We, the undersigned, being a majority of the Select Board of the Town of Reading, Massachusetts, hereby certify that at a public meeting duly held on this _____ day of _____, 2025, the Select Board voted to approve the foregoing gift of land from Cheryl Surette to the Reading Conservation Commission.

TOWN OF Reading, a municipal Corporation
within Middlesex County in the Commonwealth
of Massachusetts, acting by and through its Select
Board,

By: _____

Name:

By: _____

Name:

By: _____

Name:

By: _____

Name:

By: _____

Name:

Commonwealth of Massachusetts

_____, ss.

On this _____ day of _____, 2025, before me, the undersigned notary public, personally appeared _____

_____, as Select Board Members aforesaid, proved to me through satisfactory evidence of identification, which was _____ to be the persons whose names are signed on the preceding document and proved to me that they signed it voluntarily for its stated purpose on behalf of the Select Board of the Town of Reading.

Notary Public:

My Commission Expires:

ACCEPTANCE OF GRANT BY TOWN OF READING

CONSERVATION COMMISSION

We, the undersigned, being a majority of the Conservation Commission of the Town of Reading, Massachusetts, hereby certify that at a public meeting duly held on this 18 day of May, 2025, the Conservation Commission voted to accept the foregoing gift of land from Cheryl Surette pursuant to M.G.L. Chapter 40 Section 8(c).

READING CONSERVATION COMMISSION

By: Walter W Talbot

Name: WALTER WTALBOT

By: Chirag Sthalekar

Name: CHIRAG STHALEKAR

By: Brian P. Bave

Name: Brian P. Bave

By: Martha E Moore

Name: Martha E. Moore

By: Timothy Michael

Name: Timothy Michael

By: Tony Rodolico

Name: Tony Rodolico

By: _____

Name: _____

Commonwealth of Massachusetts

Middlesex, ss.

On this 28 day of May, 2025, before me, the undersigned notary public, personally appeared Brian Bowe

_____, as Conservation Commission Members aforesaid, proved to me through satisfactory evidence of identification, which was MASS License to be the persons whose names are signed on the preceding document and proved to me that they signed it voluntarily for its stated purpose on behalf of the Conservation Commission of the Town of Reading.

Kim R Saunders

Notary Public: Kim R Saunders

My Commission Expires: 10/23/2031

Virginia Adams is a lifelong resident of the Town of Reading. She was a founding member of the Reading Historical Commission (RHC) in 1978. She has been a member of the RHC since its founding and a member of the Historic District Commission since 2009. In 2018, she was awarded a Massachusetts Historical Commission Preservation Award.

In giving her the award, Secretary of the Commonwealth James Galvin said of Virginia, “Her leadership began the comprehensive survey of old properties in the town, led to the rescue of several historically significant buildings, and has raised awareness of the importance of the town’s history among its population. Her efforts are a model of preservation leadership at the local level and, in addition to her many achievements, her work has laid the groundwork for future preservation efforts in Reading.”

In recognition of Virginia’s service to the Town of Reading, as well as her upcoming milestone birthday, the RHC requests that the Town Archive be named “The Virginia Adams Historical Archive” in her honor.





To: Reading Select Board
From: David Monahan, Designee to Ad Hoc Commemoration Establishment (ACE) Committee
Re: Juneteenth Statement of ACE Committee
Date: June 18, 2025

As the Select Board's designee to the Ad Hoc Commemoration Establishment (ACE) Committee, I will attend the Select Board meeting on June 24, 2025 to report on the Committee's work to date to honor Bill Russell's legacy by striving to create the vision of an inclusive, equitable, and welcoming community.

As part of said report, the ACE Committee would like to share this statement with the Select Board. The Committee will host a table at the Juneteenth Freedom Festival on the Town Common on June 21. Committee Chair Taylor Gregory will read this statement aloud to apprise Reading residents of the committee's focus and work to date.

Juneteenth Statement of ACE Committee

Every community in this country carries a stain of racism, and Reading, Massachusetts, is no exception. A community learning the hard truths about its history is faced with two choices: dismiss and downplay, or acknowledge and confront. With regard to racism, Reading has resoundingly chosen the latter. In recent years alone, the Town has established the Office of Equity and Social Justice (OESJ); formed Partners and Allies for Inclusive Reading (PAIR) to support OESJ and encourage resident involvement in equity work; consistently opted into the METCO program to promote diversity in our education system; seen the formation of the Students of Color and Allies for Equity, Justice, and Inclusion (SOCA4EJI) at Reading Memorial High School; and displayed artwork of key historical figures to include Martin Luther King Jr., Abraham Lincoln, Justice Ruth Bader Ginsburg, and Harriett Tubman. Town residents and the community engaged in discussion about an alternative name for Joshua Eaton Elementary, due to the Eaton family's documented ties to slave ownership. A continued extension of this redress was the Town's formation of this Ad Hoc Commemoration Establishment (ACE) Committee, on which we proudly serve. We firmly believe that if we want to celebrate Bill Russell as an athlete, we also need to acknowledge the harms he endured while living in Reading. The charge of our committee is to determine programming for residents that acknowledges the shameful parts of the past while learning from those mistakes to be a more welcoming and inclusive town moving forward.

Bill Russell was a groundbreaking African American athlete, civil rights leader, and trailblazer in professional sports. Russell left an indelible mark on basketball history, while off the court, he was a fierce advocate for social justice and used his platform to fight systemic racism. Russell endured racism and prejudice from some members of the Reading community. These actions ranged from repeated vandalism and destruction of

personal property to open opposition to selling the Russells a new home - specifically because of their race. This occurred in the pre-Civil Rights Act era, when race-based restrictions on real estate were still legal. The most egregious example was the breaking and entering of their family home, during which vandals defaced the walls with racial slurs and destroyed Russell's basketball memorabilia and awards. Without casting aspersions on any particular individuals or departments, the cold reality is that no prior iteration of the Reading community came together to address the cruelties his family endured and embrace his values as our own - until now.

To date, the Committee is preserving research related to Bill Russell's life and legacy - before, during, and after basketball - with a focus on the Russell family's experiences here in Reading and his civil rights work. We have identified potential actions the Committee and Town can take to disseminate this information, while harnessing Russell's spirit, including educational initiatives, community discussions on racial equity, the establishment of programs promoting inclusivity, and greater community outreach in and around Reading, celebrating cultural, racial, and ethnic diversity.

However, the biggest roadblock for the Committee is ensuring that our work aligns seamlessly with the Town's larger efforts and values, rather than merely reflecting the desires of a dozen or so community members. As the Committee has evolved, we've been in an outward-facing, information-sharing posture. Our booth at Friends & Family Day and inclusion in events like this, while monumental for us to share our message and progress, are just the tip of the iceberg for community involvement. Over the coming weeks and months, we are asking community members to get actively involved: give public input at our upcoming meetings on the fourth Wednesday of the month, our next meeting is Wednesday, June 25; submit suggestions through the Town Manager or Director of Equity and Social Justice; and attend upcoming events. The Committee needs this community's input as we refine ideas to best effectuate these goals in a way that inspires and educates the residents of our town.

While the Town recognizes the past, it is committed to fostering a more inclusive and welcoming environment for all residents. We have grown and learned from our history. We hope to strengthen the public perception of the Town, showcasing Reading as a positive, welcoming, and inclusive community for all.

- B. Within 90 days of the close of Town Meeting, the Town Manager and the Select Board agree to meet to review the onboarding process and experience and to discuss priorities and any resources needed to facilitate full immersion into the position of Town Manager.
- C. The Board shall review and evaluate the Town Manager no later than January 8, 2025. This review and evaluation shall include a "360 degree assessment" with solicited subjective feedback from the Superintendent of Schools, the Library Director, and at least five direct reports to be designated by the Select Board, at least three of whom are Department Heads. The Select Board members shall also submit evaluations, which evaluations may include comments from members of the public as outlined in Section V.D. Completed evaluation forms shall be submitted to a staff member, designated by the Select Board, or, if approved by the Select Board, to the Chair, and compiled into a composite evaluation. The composite evaluation shall be subject to the provisions of the Public Records Act. The Town Manager shall have an opportunity to discuss the composite evaluation and the results of the assessment with the Select Board. The Town Manager shall provide a written self-assessment as part of this process.
- D. Select Board members may individually elect to solicit feedback from members of the Killam School Building Committee and any committee tasked with bringing the Senior Center Project forward. Select Board members may use the feedback collected to inform their evaluations of the Town Manager.
- E. In addition to any goals and objectives established pursuant to Section V.A, the Town Manager shall function as either the lead or a lead, or otherwise actively assist, in the following projects during the term of this Contract:
1. Town side of the Killam School Project and the lead to MSBA;
 2. Senior Center/Community Center—Town Lead (parallel role to that of the School Superintendent in leading the new school effort, in partnership with Select Board and community leaders);
 3. Upon Select Board creation of a Community Preservation Act study committee, Community Preservation Act education process and presentation to community in time for Special Town Meeting and November ballot;
 4. Green Communities development of reapplication and subsequent grant application activities upon State approval;
 5. Support for MBTA Communities program, approval, and eventually implementation on approval;
 6. Management of new and existing projects; and
 7. Selection of strong employees for Town Manager appointed positions, including a search that involves both external and internal candidates.

The Select Board acknowledges that, to the degree that the foregoing goals and objectives require Town Meeting or ballot approval, the Town Manager shall not be accountable for voter non-approval.

Section VI, Hours of Work.

- A. The Town Manager will devote full-time and attention to the business of the Town and will not engage in any other business or occupation, except with the written approval of the Board. It is understood that the Town Manager shall regularly participate in all Select Board meetings and other meetings where his attendance would be beneficial to the orderly conduct of the Town's business and operations. The Town Manager shall attend all Town Meetings.
- B. Except as expressly authorized in the Charter, the Town Manager shall not hold any other public elective or appointive office in the Town; provided, however, that, with the approval of the Board, the Town Manager may serve as the Town's representative to regional boards, commissions, or similar entities, but shall not receive any additional salary from the Town for such services.
- C. It is recognized that the Town Manager must devote a great deal of time outside of normal office hours to the business of the Town, and that, as a result, the Town Manager may adjust his normal office hours accordingly as he deems appropriate.

Section VII, Health Insurance, Vacation, Holidays, Sick Leave, Funeral Leave, Jury Duty and Disability Insurance.

- A. The Town shall provide the Town Manager a health insurance policy identical to other Town employees. The Town's contribution toward such health insurance policy shall be the same as that made to other non-union Town employees in a similar plan.
- B. The Town will provide to the Town Manager the same disability and life insurance policies as it does to other non-union Town employees.
- C. As a prior employee of the Town, the Town Manager shall be permitted to carry over accrued and unused vacation time from calendar year 2023. The Town Manager shall be permitted to use this accrued and unused vacation time in accordance with the Town's personnel policies. The Town Manager shall be permitted to carry over any accrued but unused sick leave from his prior service to the Town. Use of sick leave shall follow the Town's personnel policy. The Town shall not pay the Town Manager for any accrued but unused sick leave at the end of his employment, in accordance with the personnel policy.
- D. The Town shall provide the Town Manager with sixteen (16) days of vacation time per calendar year. For calendar year 2025, he shall be permitted to carry

Recommendations for Re/Appointments

Affordable Housing Trust Committee

2 Full Vacancies

Appoint **Jayna Stafford** to the Affordable Housing Trust Committee, term date effective July 1, 2025, and expiring June 30, 2028.

Appoint **Patrick Egan** to the Affordable Housing Trust Committee, term date effective July 1, 2025, and expiring June 30, 2028.

Incumbents seeking reappointment:

- Jayna Stafford
- Patrick Egan

New Applicants:

- None

Animal Control Appeals Committee

1 Full, 2 Associate Vacancies

Appoint **John Miles** to the Animal Control Appeals Committee, term date effective July 1, 2025, and expiring June 30, 2028.

Appoint **Taylor Gregory** to the Animal Control Appeals Committee as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2027.

Appoint NAME to the Animal Control Appeals Committee as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2026. (Partial Term)

Incumbents seeking reappointment:

- John Miles
- Taylor Gregory (Associate)

New Applicants:

- None

Audit Committee

No Vacancies (Only SB appointee term expires 2027)

New Applicants:

- David Fodera (Recommended for Commissioners of Trust Funds)

Board of Assessors

1 Full, 2 Associate Vacancies

Appoint **Brendan Zarechian** to the Board of Assessors, term date effective July 1, 2025, and expiring June 30, 2028.

Appoint NAME to the Board of Assessors as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2027.

Appoint NAME to the Board of Assessors as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2026. (Partial Term)

Incumbents seeking reappointment:

- Brendan Zarechian

New Applicants:

- None

Board of Cemetery Trustees

3 Full, 4 Associate Vacancies

Appoint **Ronald Stortz** to the Board of Cemetery Trustees, term date effective July 1, 2025, and expiring June 30, 2028.

Appoint **Caitlin Salmon** to the Board of Cemetery Trustees, term date effective July 1, 2025, and expiring June 30, 2028.

Appoint NAME to the Board of Cemetery Trustees, term date effective July 1, 2025, and expiring June 30, 2027. (Partial Term)

Appoint NAME to the Board of Cemetery Trustees as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2027.

Appoint NAME to the Board of Cemetery Trustees as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2027.

Appoint NAME to the Board of Cemetery Trustees as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2026. (Partial Term)

Appoint NAME to the Board of Cemetery Trustees as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2026. (Partial Term)

Incumbents seeking reappointment:

- Ronald Stortz
- Caitlin Salmon

New Applicants:

- None

Board of Health

2 Full, 1 Associate Vacancies

Appoint **Richard Lopez** to the Board of Health, term date effective July 1, 2025, and expiring June 30, 2028.

Appoint **Joan Wetzel** to the Board of Health, term date effective July 1, 2025, and expiring June 30, 2028.

Appoint **Aditya Bengali** to the Board of Health as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2027.

Incumbents seeking reappointment:

- Richard Lopez
- Joan Wetzel

New Applicants:

- Aditya Bengali

Board of Registrars

1 Full Vacancy

Appoint **Krissandra Holmes** to the Board of Registrars, term date effective July 1, 2025, and expiring June 30, 2028.

Incumbents seeking reappointment:

- Krissandra Holmes

New Applicants: N/A

Climate Advisory Committee

2 Full, 2 Associate Vacancies

Appoint **Travis Estes** to the Climate Advisory Committee, term date effective July 1, 2025, and expiring June 30, 2028.

Appoint NAME to the Climate Advisory Committee, term date effective July 1, 2025, and expiring June 30, 2027. (Partial Term)

Appoint **Marc Ortins** to the Climate Advisory Committee as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2027.

Appoint NAME to the Climate Advisory Committee as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2027.

Incumbents seeking reappointment:

- Travis Estes
- Marc Ortins (Associate)

New Applicants:

- Joseph Fleury (Recommended for Conservation Commission)

Commissioners of Trust Funds

1 Full, 2 Associate Vacancies

Appoint **Christopher Cook** to the Commissioners of Trust Funds, term date effective July 1, 2025, and expiring June 30, 2028.

Appoint **David Fodera** to the Commissioners of Trust Funds as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2027.

Appoint NAME to the Commissioners of Trust Funds as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2026. (Partial Term)

Incumbents seeking reappointment:

- None

New Applicants:

- Christopher Cook
- Ron Powell (Recommended for Council on Aging & RCTV Board of Directors)
- David Fodera

Community Planning & Development Commission

1 Full, 1 Associate Vacancy

Appoint **Andrew Mclauchlan** to the Community Planning & Development Commission, term date effective July 1, 2025, and expiring June 30, 2028.

Appoint **Thomas Armstrong** to the Community Planning & Development Commission as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2027.

Appoint NAME to the Community Planning & Development Commission as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2027.

Incumbents seeking reappointment:

- Thomas Armstrong (Associate seeking Full)

New Applicants:

- Andrew Mclauchlan
- Aditya Bengali (Recommended for Board of Health)

Conservation Commission

2 Full, 2 Associate Vacancies

Appoint **Tim Michel** to the Conservation Commission, term date effective July 1, 2025, and expiring June 30, 2028.

Appoint **Rick Keogh** to the Conservation Commission, term date effective July 1, 2025, and expiring June 30, 2028.

Appoint **Joseph Fleury** to the Conservation Commission as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2027.

Appoint NAME to the Conservation Commission as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2027.

Incumbents seeking reappointment:

- Tim Michel (Associate seeking Full)

New Applicants:

- Rick Keogh
- Joseph Fleury

Constables

2 Full Vacancies

Appoint **Frank Marenghi** to the Constables, term date effective July 1, 2025, and expiring June 30, 2028.

Appoint NAME to the Constables, term date effective July 1, 2025, and expiring June 30, 2028.

Incumbents seeking reappointment:

- Frank Marenghi

New Applicants:

- None

Council on Aging

4 Full, 4 Associate Vacancies

Appoint **Deborah Small** to the Council on Aging, term date effective July 1, 2025, and expiring June 30, 2028.

Appoint **Joan Coco** to the Council on Aging, term date effective July 1, 2025, and expiring June 30, 2028.

Appoint **Karen Janowski** to the Council on Aging, term date effective July 1, 2025, and expiring June 30, 2028.

Appoint **John Saczynski** to the Council on Aging, term date effective July 1, 2025, and expiring June 30, 2027.
(Partial Term)

Appoint **Sally Hoyt** to the Council on Aging as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2027.

Appoint **Kathleen Harrington** to the Council on Aging as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2027.

Appoint **Thomas O'Connor** to the Council on Aging as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2027.

Appoint **Ron Powell** to the Council on Aging as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2026. (Partial Term)

Incumbents seeking reappointment:

- Deborah Small
- Joan Coco
- Karen Janowski
- John Saczynski (Associate seeking Full)
- Sally Hoyt (Associate)

New Applicants:

- Kathleen Harrington

- Thomas O'Connor
- Ron Powell

Cultural Council

3 Full, 4 Associate Vacancies

Appoint **Jayna Stafford** to the Cultural Council, term date effective July 1, 2025, and expiring June 30, 2028.

Appoint NAME to the Cultural Council, term date effective July 1, 2025, and expiring June 30, 2027. (Partial Term)

Appoint NAME to the Cultural Council, term date effective July 1, 2025, and expiring June 30, 2026. (Partial Term)

Appoint NAME to the Cultural Council as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2027.

Appoint NAME to the Cultural Council as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2027.

Appoint NAME to the Cultural Council as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2026. (Partial Term)

Appoint NAME to the Cultural Council as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2026. (Partial Term)

Incumbents seeking reappointment:

- Jayna Stafford

New Applicants:

- None

Custodian of Soldiers' and Sailors' Graves

1 Full Vacancy

Appoint **Raymond Boyd** to the Custodian of Soldiers' and Sailors' Graves, term date effective July 1, 2025, and expiring June 30, 2028.

Incumbents seeking reappointment:

- Raymond Boyd

New Applicants:

- None

Historic District Commission

2 Full, 2 Associate Vacancies

Appoint **Everett Blodgett** to the Historic District Commission, term date effective July 1, 2025, and expiring June 30, 2028.

Appoint **Greg Maganzini** to the Historic District Commission, term date effective July 1, 2025, and expiring June 30, 2028.

Appoint **Virginia Adams** to the Historic District Commission as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2027.

Appoint NAME to the Historic District Commission as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2027.

Incumbents seeking reappointment:

- Everett Blodgett
- Greg Maganzini
- Virginia Adams (Associate)

New Applicants:

- None

Historical Commission

2 Full, 1 Associate Vacancies

Appoint **Jonathan Barnes** to the Historical Commission, term date effective July 1, 2025, and expiring June 30, 2028.

Appoint **Pino D'Orazio** to the Historical Commission, term date effective July 1, 2025, and expiring June 30, 2028.

Appoint NAME to the Historical Commission as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2027.

Incumbents seeking reappointment:

- Jonathan Barnes
- Pino D'Orazio

New Applicants:

- None

Housing Authority

1 Full Vacancy – 5 Year Term

Appoint **Margaret Donnelly-Moran** to the Housing Authority, term date effective July 1, 2025, and expiring June 30, 2030.

Incumbents seeking reappointment:

- Margaret Donnelly-Moran

New Applicants:

- None

RCTV Board of Directors

1 Full Vacancy

Appoint NAME to the RCTV Board of Directors, term date effective July 1, 2025, and expiring June 30, 2028.
(Melissa Recommends Ron Powell, Karen Recommends Chris Cridler)

Incumbents seeking reappointment:

- Chris Cridler

New Applicants:

- Ron Powell

Recreation Committee

3 Full, 2 Associate Vacancies

Appoint **Eric Gaffen** to the Recreation Committee, term date effective July 1, 2025, and expiring June 30, 2028.

Appoint **Melissa Pucci** to the Recreation Committee, term date effective July 1, 2025, and expiring June 30, 2028.

Appoint **Michael Coltman** to the Recreation Committee, term date effective July 1, 2025, and expiring June 30, 2028.

Appoint **John Federico** to the Recreation Committee as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2027.

Appoint **Nick Pesaturo** to the Recreation Committee as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2027.

Incumbents seeking reappointment:

- Eric Gaffen
- Melissa Pucci
- Michael Coltman
- Kevin Leete (Associate)
- John Federico (Associate)

New Applicants:

- Nick Pesaturo
- Ron Powell (Recommended for Council on Aging and RCTV Board of Directors)

Retirement Board

No Vacancies (Only SB appointee term expires 2026)

New Applicants:

- Christopher Cook (Recommended for Commissioners of Trust Funds)

Town Forest Committee

2 Full, 2 Associate Vacancies

Appoint **Tim Kirwan** to the Town Forest Committee, term date effective July 1, 2025, and expiring June 30, 2028.

Appoint **Derek Puff** to the Town Forest Committee, term date effective July 1, 2025, and expiring June 30, 2028.

Appoint **David Flynn** to the Town Forest Committee as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2027.

Appoint **Kathy Kelly** to the Town Forest Committee as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2026. (Partial Term)

Incumbents seeking reappointment:

- Tim Kirwan

New Applicants:

- David Flynn
- Kathy Kelly
- Joseph Fleury (Recommended for Conservation Commission)
- Derek Puff

Trails Committee

2 Full, 1 Associate Vacancy

Appoint **David Williams** to the Trails Committee, term date effective July 1, 2025, and expiring June 30, 2028.

Appoint **Brandy Hopkins** to the Trails Committee, term date effective July 1, 2025, and expiring June 30, 2028.

Appoint **Garrett Alpha-Cobb** to the Trails Committee as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2027.

Incumbents seeking reappointment:

- David Williams
- Brandy Hopkins (Associate seeking full)

New Applicants:

- Garrett Alpha-Cobb
- Joseph Fleury (Recommended for Conservation Commission)

Zoning Board of Appeals

1 Full, 2 Associate Vacancies (Associate seats are always 1-year terms)

Appoint **Frank Capone** to the Zoning Board of Appeals, term date effective July 1, 2025, and expiring June 30, 2028.

Appoint **Taylor Gregory** to the Zoning Board of Appeals as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2026.

Appoint **Anthony Fodera** to the Zoning Board of Appeals as an **associate member**, term date effective July 1, 2025, and expiring June 30, 2026.

Incumbents seeking reappointment:

- Frank Capone
- Taylor Gregory (Associate)

New Applicants:

- Anthony Fodera

BCC Master List 2025							
Board/Committee	# Full Mbrs	Max # Assoc	Members	Full/ Assoc	Orig. Date	Term Ends	Appt Auth
Ad Hoc Commemoration Establishment Committee	10	3	David Monahan	F	2024	2025	SB DESIGNEE
Ad Hoc Commemoration Establishment Committee			Aujenetta Stith	F	2024	2025	OESJ
Ad Hoc Commemoration Establishment Committee			Patrick Silva	F	2024	2025	RPD
Ad Hoc Commemoration Establishment Committee			London Stith-Nichols	F	2024	2025	SC
Ad Hoc Commemoration Establishment Committee			Colm Eliet	F	2024	2025	CATO
Ad Hoc Commemoration Establishment Committee			Ryan Johnstone	F	2024	2025	SC
Ad Hoc Commemoration Establishment Committee			COA Member/Designee	F	2024	2025	COA
Ad Hoc Commemoration Establishment Committee			Taylor Gregory	F	2024	2025	BOLT
Ad Hoc Commemoration Establishment Committee			Edward Dee	F	2024	2025	SB
Ad Hoc Commemoration Establishment Committee			Monique Pillow Gnanaratnam	F	2024	2025	SB
Ad Hoc Commemoration Establishment Committee			Greg Selvitelli	A	2024	2025	SB
Ad Hoc Commemoration Establishment Committee			VACANT	A		2025	SB
Ad Hoc Commemoration Establishment Committee			VACANT	A		2025	SB
Affordable Housing Trust Committee	5		Margaret Donnelly Moran	F		2026	SB - RHA Membe
Affordable Housing Trust Committee			Sherilla Lestrade	F	2024	2026	SB
Affordable Housing Trust Committee			Jayna Stafford	F	2024	2025	SB
Affordable Housing Trust Committee			Karen Rose-Gillis	F		2028	SB Member
Affordable Housing Trust Committee			Patrick Egan	F	2024	2025	SB
Animal Control Appeals Committee	3	2	Richard Robbins	F	2015	2027	SB
Animal Control Appeals Committee			Salvatore Clemente	F	2023	2026	SB
Animal Control Appeals Committee			John Miles	F	2009	2025	SB
Animal Control Appeals Committee			VACANT	A		2026	SB
Animal Control Appeals Committee			Taylor Gregory	A	2024	2025	SB
Audit Committee	7		Chris Haley (SB)	F	2022	2027	SB Mem
Audit Committee			Shawn Brandt (Sch. Com.)	F	2020	2027	SC Mem
Audit Committee			Stephen Herrick (SB)	F	2005	2027	SB Appt
Audit Committee			Mark Zarrow (FINCOM)	F	2022	2026	FC Mem
Audit Committee			Phil Pacino (RMLD)	F	2010	2026	RMLD Mem
Audit Committee			Joe Carnahan (FINCOM)	F	2019	2027	FC Mem
Audit Committee			Tom Wise (Sch. Com.)	F	2023	2028	SC Mem
			NEW APPLICANTS				
			David Fodera				

BCC Master List 2025							
Board/Committee	# Full Mbrs	Max # Assoc	Members	Full/ Assoc	Orig. Date	Term Ends	Appt Auth
Board of Assessors	3	2	Michael Golden	F	2017	2027	SB
Board of Assessors			Jean-Paul Plouffe	F		2026	SB
Board of Assessors			Brendan Zarechian	F	2018	2025	SB
Board of Assessors			VACANT	A		2026	SB
Board of Assessors			VACANT	A	2022	2025	SB
Board of Cemetery Trustees	6	4	VACANT	F		2027	SB
Board of Cemetery Trustees			Virginia Blodgett	F	2017	2027	SB
Board of Cemetery Trustees			Brian Boyle	F	2019	2026	SB
Board of Cemetery Trustees			Carl McFadden	F	2018	2026	SB
Board of Cemetery Trustees			Caitlin Salmon	F	2018	2025	SB
Board of Cemetery Trustees			Ronald Stortz	F	2004	2025	SB
Board of Cemetery Trustees			VACANT	A		2026	SB
Board of Cemetery Trustees			VACANT	A		2026	SB
Board of Cemetery Trustees			VACANT	A		2025	SB
Board of Cemetery Trustees			VACANT	A		2025	SB
Board of Health	3	2	Sal Bramante	F	2024	2027	SB
Board of Health			Kerry Dunnell	F	2020	2026	SB
Board of Health			Kevin Sexton	F	2020	2026	SB
Board of Health			Joan Wetzel	F	2020	2025	SB
Board of Health			Richard Lopez	F	2020	2025	SB
Board of Health			Sophie Hansen	A	2024	2026	SB
Board of Health			VACANT	A		2025	SB
			NEW APPLICANTS				
			Aditya Bengali				
Board of Registrars	4	0	Laura Gemme (BVO)	F	2009	Indef	SB
Board of Registrars			Michael McSweeney	F	2023	2027	SB
Board of Registrars			Tina Ohlson	F	2021	2026	SB
Board of Registrars			Krissandra Holmes	F	2006	2025	SB
Celebration Committee	5		Kurt Habel (SB)	F	1999	2027	SB
Celebration Committee			Phil Rushworth (Lib)	F	2022	2027	Lib Trst
Celebration Committee			Alan M. Rosh (Mod.)	F	2024	2026	Moderator
Celebration Committee			Sarah Brukilacchio	F	2023	2026	Hist Comm
Celebration Committee			VACANT (Sch Comm.)	F		2025	SC

BCC Master List 2025							
Board/Committee	# Full Mbrs	Max # Assoc	Members	Full/ Assoc	Orig. Date	Term Ends	Appt Auth
Climate Advisory Committee	5	3	Genady Pilyavsky	F	2021	2027	SB
Climate Advisory Committee			VACANT	F		2027	SB
Climate Advisory Committee			Carolyn Johnson	F	2023	2026	SB
Climate Advisory Committee			Mark Logsdon	F	2023	2026	SB
Climate Advisory Committee			Travis Estes	F	2020	2025	SB
Climate Advisory Committee			Corrin Wolf	A	2024	2026	SB
Climate Advisory Committee			VACANT	A		2025	SB
Climate Advisory Committee			Marc Ortins	A	2024	2025	SB
			NEW APPLICANTS				
			Joseph Fleury				
Commissioners of Trust Funds	5	2	Diane Morabito (BVO)	F	2022	Indef	BVO
Commissioners of Trust Funds			Neil Cohen	F	2007	2027	SB
Commissioners of Trust Funds			James Rigney	F	2024	2026	SB
Commissioners of Trust Funds			VACANT	F		2025	SB
Commissioners of Trust Funds			Chris Haley	F		2023	SB
Commissioners of Trust Funds			VACANT	A		2026	SB
Commissioners of Trust Funds			VACANT	A		2025	SB
			NEW APPLICANTS				
			Christopher Cook				
			Ron Powell				
Community Planning & Development Commission	5	1	Gaetano Manganiello	F	2024	2027	SB
Community Planning & Development Commission			John Arena	F	2024	2027	SB
Community Planning & Development Commission			Heather Clish	F	2020	2026	SB
Community Planning & Development Commission			Hillary Mateev	F	2023	2026	SB
Community Planning & Development Commission			VACANT	F		2025	SB
Community Planning & Development Commission			Thomas Armstrong (Assoc seeking Full)	A	2023	2025	SB
			NEW APPLICANTS				
			Andrew Mclauchlan				
			Aditya Bengali				
Conservation Commission	7	4	Chirag Sthalekar	F	2024	2027	SB
Conservation Commission			Craig Catalfamo	F	2024	2027	SB
Conservation Commission			Martha Moore	F	2020	2027	SB
Conservation Commission			Brian Bowe	F	2021	2026	SB
Conservation Commission			Walter Talbot	F	2021	2026	SB
Conservation Commission			VACANT	F		2025	SB
Conservation Commission			VACANT	F		2025	SB
Conservation Commission			Carlo Saccone	A	2024	2026	SB
Conservation Commission			Tim Michel (Assoc seeking Full)	A	2024	2026	SB
Conservation Commission			VACANT	A		2025	SB
Conservation Commission			VACANT	A		2025	SB
			NEW APPLICANTS				
			Rick Keogh				
			Joseph Fleury				

BCC Master List 2025							
Board/Committee	# Full Mbrs	Max # Assoc	Members	Full/ Assoc	Orig. Date	Term Ends	Appt Auth
Constables	4	0	Thomas Freeman	F	1993	2027	SB
Constables			Sally Hoyt	F	1972	2026	SB
Constables			VACANT	F		2025	SB
Constables			Frank Marengi	F	2024	2025	SB
Council on Aging	10	6	VACANT	F		2027	SB
Council on Aging			Karen Pinette	F	2019	2027	SB
Council on Aging			Marilyn Shapleigh	F	2014	2027	SB
Council on Aging			Nancy Ziemiak	F	2021	2027	SB
Council on Aging			Jean Prato	F	2022	2026	SB
Council on Aging			John Parsons	F	2015	2026	SB
Council on Aging			Rosemarie DeBenedetto	F	2022	2026	SB
Council on Aging			Deborah Small	F	2018	2025	SB
Council on Aging			Joan Coco	F	2017	2025	SB
Council on Aging			Karen Janowski	F	2022	2025	SB
Council on Aging			John Saczynski (Assoc seeking Full)	A	2024	2026	SB
Council on Aging			Tony Lionetta	A	2024	2026	SB
Council on Aging			VACANT	A		2026	SB
Council on Aging			VACANT	A		2025	SB
Council on Aging			Sally Hoyt	A	2023	2025	SB
Council on Aging			VACANT	A		2025	SB
			NEW APPLICANTS				
			Kathleen Harrington				
			Thomas O'Connor				
			Ron Powell				
Cultural Council	7	4	Stephen Theodoridis	F	2022	2027	SB
Cultural Council			Ashley Gross	F	2024	2027	SB
Cultural Council			VACANT	F		2027	SB
Cultural Council			Anna Foulds	F	2024	2026	SB
Cultural Council			VACANT	F		2026	SB
Cultural Council			Elizabeth Rogers	F	2023	2026	SB
Cultural Council			Jayna Stafford	F	2024	2025	SB
Cultural Council			VACANT	A		2026	SB
Cultural Council			VACANT	A		2026	SB
Cultural Council			VACANT	A		2025	SB
Cultural Council			VACANT	A		2025	SB
Cust. of Sail. & Sold. Graves	1	0	Raymond Boyd	F	2019	2025	SB

BCC Master List 2025							
Board/Committee	# Full Mbrs	Max # Assoc	Members	Full/ Assoc	Orig. Date	Term Ends	Appt Auth
Historic District Commission	5	3	Amelia Freedman	F	2018	2027	SB
Historic District Commission			Pino D'Orazio	F	2018	2027	SB
Historic District Commission			Ilene Bornstein	F	2009	2026	SB
Historic District Commission			Everett Blodgett	F	2009	2025	SB
Historic District Commission			Greg Maganzini	F	2014	2025	SB
Historic District Commission			Ann Ward	A	2023	2026	SB
Historic District Commission			VACANT	A		2025	SB
Historic District Commission			Virginia Adams	A	2009	2025	SB
Historical Commission	5	3	Christine Keller	F	2021	2027	SB
Historical Commission			Amelia Freedman	F	2018	2026	SB
Historical Commission			Samantha Couture	F	2017	2026	SB
Historical Commission			Jonathan Barnes	F	2014	2025	SB
Historical Commission			Pino D'Orazio	F	2018	2025	SB
Historical Commission			Sarah Brukilacchio	A	2022	2026	SB
Historical Commission			Virginia Adams	A	1978	2026	SB
Historical Commission			VACANT	A		2025	SB
Housing Authority (5yr terms)	5	0	Kathryn Gallant (BVO)	F		Indef	BVO
Housing Authority (5yr terms)			Timothy Kelley	F	1996	2029	SB
Housing Authority (5yr terms)			Diana Carter	F	2024	2028	SB-RHA Tenant
Housing Authority (5yr terms)			Charles Adams	F	2018	2027	SB
Housing Authority (5yr terms)			Diane Cohen (STATE)	F	2004	2026	State
Housing Authority (5yr terms)			Margaret Donnelly Moran	F	2022	2025	SB
MAPC	1	0	Steven Sullivan	F	2020	2026	SB
RCTV Board of Directors	3	0	Sarah M McLaughlin (Sch. Com.)	F	2021	2027	SC
RCTV Board of Directors			Stephen Crook (SB)	F	2018	2027	SB
RCTV Board of Directors			Chris Cridler (SB)	F	2018	2025	SB
			NEW APPLICANTS				
			Ron Powell				
Reading Ice Arena Authority	1	0	Carl McFadden	F	2010	2026	SB
Recreation Committee	9	4	Catherine Kaminer	F	1988	2027	SB
Recreation Committee			Eric Boemer	F	2023	2027	SB
Recreation Committee			Robert Weiden	F	2020	2027	SB
Recreation Committee			Chuck Robinson (Sch. Com.)	F	2021	2026	SC
Recreation Committee			Laura Noonan	F	2024	2026	SB
Recreation Committee			Richard Hand	F	2011	2026	SB
Recreation Committee			Eric Gaffen	F	2018	2025	SB
Recreation Committee			Melissa Pucci	F	2022	2025	SB
Recreation Committee			Michael Coltman	F	2018	2025	SB
Recreation Committee			Giuseppe Fodera	A	2024	2026	SB
Recreation Committee			Matthew George	A	2024	2026	SB
Recreation Committee			Kevin Leete	A	2023	2025	SB
Recreation Committee			John Federico	A	2024	2025	SB
			NEW APPLICANTS				
			Nick Pesaturo				
			Ron Powell				

BCC Master List 2025							
Board/Committee	# Full Mbrs	Max # Assoc	Members	Full/ Assoc	Orig. Date	Term Ends	Appt Auth
Retirement Board	5	0	Sharon Angstrom	F			BVOO
Retirement Board			Richard Abate	F	2025	2026	SB
Retirement Board			Laura Gemme	F	2026	2028	ELECTED
Retirement Board			David Gentile	F		2026	ELECTED
Retirement Board			William Sweeney	F		2027	RB
			NEW APPLICANTS				
			Christopher Cook				
RMLD Citizen Advisory Board	1	0	Vivek Soni	F	2019	2026	SB
Town Forest Committee	5	3	Christine Lusk	F	2024	2027	SB
Town Forest Committee			Brandy Hopkins	F	2024	2027	SB
Town Forest Committee			Jeffrey Lamson	F	2020	2026	SB
Town Forest Committee			Tim Kirwan	F	2021	2025	SB
Town Forest Committee			VACANT	F		2025	SB
Town Forest Committee			VACANT	A		2026	SB
Town Forest Committee			William Hughes III	A	2022	2026	SB
Town Forest Committee			VACANT	A		2025	SB
			NEW APPLICANTS				
			David Flynn				
			Kathy Kelly				
			Joseph Fleury				
			Derek Puff				
Trails Committee	5	3	Benjamin Ream	F	2018	2027	SB
Trails Committee			John Kastrinos	F	2022	2027	SB
Trails Committee			William Finch	F	2011	2026	SB
Trails Committee			David Williams	F	2008	2025	SB
Trails Committee			VACANT	F		2025	SB
Trails Committee			Ashley Gross	A	2024	2026	SB
Trails Committee			Brandy Hopkins (Assoc seeking Full)	A	2024	2026	SB
Trails Committee			VACANT	A		2025	SB
			NEW APPLICANTS				
			Garrett Alpha-Cobb				
			Joseph Fleury				
Zoning Board of Appeals	5	2	Chris Cridler	F	2023	2027	SB
Zoning Board of Appeals			Patrick Houghton	F	2021	2027	SB
Zoning Board of Appeals			Andrew Grasberger	F	2021	2026	SB
Zoning Board of Appeals			Cynthia B Hartman	F	2020	2026	SB
Zoning Board of Appeals			Frank Capone	F	2024	2025	SB
Zoning Board of Appeals			VACANT	A		2025	SB
Zoning Board of Appeals			Taylor Gregory	A	2024	2025	SB
			NEW APPLICANTS				
			Anthony Fodera				

INCUMBENTS SEEKING
REAPPOINTMENT
&
CURRENT ASSOCIATES SEEKING FULL
VACANCIES



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

Email: townmanager@readingma.gov
Website: www.readingma.gov

RECEIVED
TOWN CLERK
READING, MA.
2025 MAY -1 AM 10:51
TOWN MANAGER
(781) 942-9043

MEMORANDUM

TO: Virginia Adams
59 Azalea Circle

FROM: Matthew A. Kraunelis, Esq., Town Manager

DATE: May 1, 2025

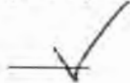
RE: Reappointment to the Historic District Commission

Our records indicate that your term of office on the above Board, Committee, or Commission expires on June 30, 2025.

The Select Board's policy provides that:

1. All incumbents for terms that are expiring will be sent this questionnaire regarding their desire for reappointment. **This form must be returned to the Town Clerk's Office by Thursday, May 15, 2025.**
2. All positions which are vacant or with terms expiring will be posted, including those where the incumbent desires reappointment.
3. Incumbents will not be required to fill out new citizen volunteer forms.

Please indicate below whether or not you desire reappointment to this position, and **return this signed form to the Town Clerk's Office by Thursday, May 15, 2025.** If we do not hear from you by this date, we will assume that you do not wish to be reappointed.



I wish to be considered for reappointment.

I **do not** wish to be considered for reappointment.

Virginia Adams

Signature

5-1-25

Date



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

RECEIVED
TOWN CLERK
READING, MA.
2025 MAY -1 AM 11:42

Email: townmanager@readingma.gov
Website: www.readingma.gov

TOWN MANAGER
(781) 942-9043

MEMORANDUM

TO: Thomas Armstrong
9 Courtyard Place

FROM: Matthew A. Kraunelis, Esq., Town Manager

DATE: May 1, 2025

RE: Reappointment to the Community Planning & Development Commission

Our records indicate that your term of office on the above Board, Committee, or Commission expires on June 30, 2025.

The Select Board's policy provides that:

1. All incumbents for terms that are expiring will be sent this questionnaire regarding their desire for reappointment. **This form must be returned to the Town Clerk's Office by Thursday, May 15, 2025.**
2. All positions which are vacant or with terms expiring will be posted, including those where the incumbent desires reappointment.
3. Incumbents will not be required to fill out new citizen volunteer forms.

Please indicate below whether or not you desire reappointment to this position, and **return this signed form to the Town Clerk's Office by Thursday, May 15, 2025.** If we do not hear from you by this date, we will assume that you do not wish to be reappointed.

X

I wish to be considered for reappointment.

I **do not** wish to be considered for reappointment.

Thomas M. Armstrong
Signature

May 1, 2025
Date

*I would very much like to renew
my appointment on CPDC*

Full member if available



Town of Reading
16 Lowell Street
Reading MA 01867

Town Clerk
781-942-9050

RECEIVED
TOWN CLERK
MAY 27 2015
fax: 781-942-9070
website: www.readingma.gov

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

Name: Armstrong, Thomas MORAY Date: 5-27-25
(Last) (First) (Middle)

Address: 9 Courtyard Place, Reading

Phone (Home): 860-977-5247 Phone (Work): _____

Phone (Cell): same Which number should be listed? _____

Occupation: Retired (formerly attorney) Number of years in Reading: 2

E-mail address: TArmstrongenv@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 checked="" type="checkbox"/> Community Planning and Development Commission | <input type="checkbox"/> Conservation Commission |
| <input type="checkbox"/> Constables | <input type="checkbox"/> Council on Aging |
| <input type="checkbox"/> Cultural Council | <input type="checkbox"/> Custodian of Soldier and Sailor Graves |
| <input type="checkbox"/> Finance Committee | <input type="checkbox"/> Historic District Commission |
| <input type="checkbox"/> Historical Commission | <input type="checkbox"/> Housing Authority |
| <input type="checkbox"/> Human Relations Advisory Committee | <input type="checkbox"/> Permanent Building Committee |
| <input type="checkbox"/> RCTV Board of Directors | <input type="checkbox"/> Recreation Committee |
| <input type="checkbox"/> Retirement Board | <input type="checkbox"/> RMLD Citizen Advisory Board |
| <input type="checkbox"/> Town Forest Committee | <input 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:

I have reappplied as an
alternate member, but I am interested in becoming a
full member of CPDC should a position become vacant. I
have served as an Associate Member for two years with
good attendance and thoughtful meeting participation.
Between 2010-23, I served as the Chair, Vice Chair and
Member of the Avon, CT Planning & Zoning Commission,
and Vice Chair and Member of the Pollution Control

Board. As Chair, I worked on completion of Avon's 10 year Master Plan, a request recently made to CPDC by the Select Board. Prior to retirement, I was an Environmental Attorney and Shareholder with Reed & Riege P.C. in Hartford, CT. I believe the above is strong, relevant background for Full Membership on CPDC. I have also worked on a number of less related matters as a volunteer, including coaching youth soccer, Rails to Trails restoration and Trails Committee. My position as an Alternate on CPDC has provided excellent experience and understanding about Reading.

From: [jonathan.barnes](#)
To: [LaVerde, Jacquelyn](#)
Subject: Re: Reminder: Historical Commission Term Expiring
Date: Monday, May 19, 2025 1:35:54 PM

CAUTION: This email originated from outside of the Town of Reading's email system. Do not click links or open attachments unless you recognize the sender's email address and know the content is safe.



Hi Jackie,

Thanks very much for this email as I never saw your earlier 5/1/25 to me! Ironically, we discussed the reappointment process at our RHC meeting last week, and I mentioned that I had not yet heard from the Town about my reappointment! I **do** plan to seek reappointment to the Historical Commission and will certainly complete and return the form to you electronically in a few minutes. Thanks again.

Best,

Jonathan

On May 19, 2025, at 1:30 PM, LaVerde, Jacquelyn <jlaverde@readingma.gov> wrote:

Hi Jonathan,

We did not receive your incumbent questionnaire. Do you plan to seek reappointment to the Historical Commission? You can certainly fill and return the form electronically if that's easier for you.

Thank you and kind regards,
Jackie

From: LaVerde, Jacquelyn <jlaverde@readingma.gov>
Sent: Thursday, May 1, 2025 9:15 AM
To: Jonathan E. Barnes <jebarnes2@verizon.net>
Subject: Historical Commission Term Expiring

Hello Jonathan,

Your term on the Historical Commission expires June 30, 2025. Please complete the attached incumbent questionnaire and return it to the Town Clerk's Office, by Thursday, May 15, 2025.

Thank you and kind regards,
Jackie

Jackie LaVerde

Executive Assistant
Town Manager's Office
Town of Reading
781-942-6643
jlaverde@readingma.gov

Town Hall Hours:

Mon, Wed, Thurs 7:30 am – 5:30 pm
Tues 7:30 am – 7:00 pm
Friday – CLOSED
16 Lowell Street
Reading MA, 01867

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by Mimecast, a leader in email security and cyber resilience. Mimecast integrates email defenses with brand protection, security awareness training, web security, compliance and other essential capabilities. Mimecast helps protect large and small organizations from malicious activity, human error and technology failure; and to lead the movement toward building a more resilient world. To find out more, visit our website.

<BARNES - HISTORICAL - 2025 Incumbent Questionnaire.pdf>



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

RECEIVED
TOWN CLERK
READING, MA.

RK
2025 MAY -5 AM 9:38

Email: townmanager@readingma.gov
Website: www.readingma.gov

TOWN MANAGER
(781) 942-9043

MEMORANDUM

TO: Everett Blodgett
99 Prescott Street

FROM: Matthew A. Kraunelis, Esq., Town Manager

DATE: May 1, 2025

RE: Reappointment to the Historic District Commission

Our records indicate that your term of office on the above Board, Committee, or Commission expires on June 30, 2025.

The Select Board's policy provides that:

1. All incumbents for terms that are expiring will be sent this questionnaire regarding their desire for reappointment. **This form must be returned to the Town Clerk's Office by Thursday, May 15, 2025.**
2. All positions which are vacant or with terms expiring will be posted, including those where the incumbent desires reappointment.
3. Incumbents will not be required to fill out new citizen volunteer forms.

Please indicate below whether or not you desire reappointment to this position, and **return this signed form to the Town Clerk's Office by Thursday, May 15, 2025.** If we do not hear from you by this date, we will assume that you do not wish to be reappointed.

 X I wish to be considered for reappointment.

 I **do not** wish to be considered for reappointment.

Everett A. Blodgett
Signature

May 2, 2025
Date



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

Email: townmanager@readingma.gov
 Website: www.readingma.gov

RECEIVED
 TOWN CLERK
 READING, MA.
 2025 MAY -6 PM 12:12
 TOWN MANAGER
 (781) 942-9043

MEMORANDUM

TO: Raymond Boyd
 1451 Main Street

FROM: Matthew A. Kraunelis, Esq., Town Manager

DATE: May 1, 2025

RE: Reappointment to the Cust. of Sail. & Sold. Graves

Our records indicate that your term of office on the above Board, Committee, or Commission expires on June 30, 2025.

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Please indicate below whether or not you desire reappointment to this position, and **return this signed form to the Town Clerk's Office by Thursday, May 15, 2025.** If we do not hear from you by this date, we will assume that you do not wish to be reappointed.

☒

I wish to be considered for reappointment.

☐

I do not wish to be considered for reappointment.


 Signature


 Date



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

RECEIVED
TOWN CLERK
READING, MA. *RC*
2025 MAY -6 PM 6:33

Email: townmanager@readingma.gov
Website: www.readingma.gov

TOWN MANAGER
(781) 942-9043

MEMORANDUM

TO: Frank Capone
125 Forest Street

FROM: Matthew A. Kraunelis, Esq., Town Manager

DATE: May 1, 2025

RE: Reappointment to the Zoning Board of Appeals

Our records indicate that your term of office ~~on the above~~ Board, Committee, or Commission expires on June 30, 2025.

The **Select** Board's policy provides that:

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2. All positions which are vacant or with terms expiring will be posted, including those where the incumbent ~~desires~~ reappointment.
3. Incumbents will **not** be required to fill out new citizen volunteer forms.

Please indicate below ~~whether~~ or not you desire reappointment to this position, and **return this signed form to the Town Clerk's Office by Thursday, May 15, 2025.** If we do not hear from you by this date, we will assume that you do not wish to be reappointed.

A

I wish to be considered for reappointment.

I ~~do~~ **not** wish to be considered for reappointment.

[Signature]
Signature

5/5/25
Date



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

RECEIVED
TOWN CLERK
READING, MA.
2025 MAY -7 AM 8:32 *ph*

Email: townmanager@readingma.gov
Website: www.readingma.gov

TOWN MANAGER
(781) 942-9043

MEMORANDUM

TO: Joan Coco
4 Freemont Street

FROM: Matthew A. Kraunelis, Esq., Town Manager

DATE: May 1, 2025

RE: Reappointment to the Council on Aging

Our records indicate that your term of office on the above Board, Committee, or Commission expires on June 30, 2025.

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Please indicate below whether or not you desire reappointment to this position, and **return this signed form to the Town Clerk's Office by Thursday, May 15, 2025.** If we do not hear from you by this date, we will assume that you do not wish to be reappointed.

☒ I wish to be considered for reappointment.

☐ I **do not** wish to be considered for reappointment.

Joan M. Coco

Signature

5/5/25

Date



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

RECEIVED
TOWN CLERK
READING, MA.

2025 MAY -1 PM 1:00

Email: townmanager@readingma.gov
Website: www.readingma.gov

TOWN MANAGER
(781) 942-9043

MEMORANDUM

TO: Michael Coltman
18 Milton Road

FROM: Matthew A. Kraunelis, Esq., Town Manager

DATE: May 1, 2025

RE: Reappointment to the Recreation Committee

Our records indicate that your term of office on the above Board, Committee, or Commission expires on June 30, 2025.

The Select Board's policy provides that:

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Please indicate below whether or not you desire reappointment to this position, and **return this signed form to the Town Clerk's Office by Thursday, May 15, 2025.** If we do not hear from you by this date, we will assume that you do not wish to be reappointed.

X

I wish to be considered for reappointment.

I **do not** wish to be considered for reappointment.


Signature

MAY 1, 2025
Date

From: [Chris Cridler](#)
To: [LaVerde, Jacquelyn](#)
Subject: Re: FW: Reminder: RCTV BOD Term Expiring
Date: Wednesday, June 4, 2025 7:12:15 AM

CAUTION: This email originated from outside of the Town of Reading's email system. Do not click links or open attachments unless you recognize the sender's email address and know the content is safe.



Hi Jackie,

Thank you so very much for your patience. After speaking with the RCTV board last night and per their recommendation, I would like to seek reappointment by the Select Board to the RCTV Board of Directors.

Thanks,
Chris

On Wed, May 28, 2025 at 1:11 PM LaVerde, Jacquelyn <jlaverde@readingma.gov> wrote:

Hi Chris,

Thank you for getting back to me. Please keep me posted

Kind regards,

Jackie

From: Chris Cridler <christopher.cridler@gmail.com>
Sent: Wednesday, May 28, 2025 12:13 PM
To: LaVerde, Jacquelyn <jlaverde@readingma.gov>
Subject: Re: FW: Reminder: RCTV BOD Term Expiring

CAUTION: This email originated from outside of the Town of Reading's email system. Do not click links or open attachments unless you recognize the sender's email address and know the content is safe.

Hi Jackie,



Town of Reading
16 Lowell Street
Reading MA 01867

Town Clerk
781-942-9050

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

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

Name: Donnelly Moran Margaret Date: 03/28/25
(Last) (First) (Middle)

Address: 32 Vale Road, Reading, MA 02139

Phone (Home): Phone (Work):

Phone (Cell): 781-367-6219 Which number should be listed? Mobile

Occupation: Work on financing renovations and construction of affordable housing Number of years in Reading: 28+

E-mail address: donnellymo@gmail.com

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

- | | |
|--|---|
| <input type="checkbox"/> Animal Control Appeals Committee | <input type="checkbox"/> Audit Committee |
| <input type="checkbox"/> Board of Assessors | <input type="checkbox"/> Board of Cemetery Trustees |
| <input type="checkbox"/> Board of Health | <input type="checkbox"/> Board of Registrars |
| <input type="checkbox"/> Bylaw Committee | <input type="checkbox"/> Celebration Trust Committee |
| <input type="checkbox"/> Climate Advisory Committee | <input type="checkbox"/> Commissioners of Trust Funds |
| <input type="checkbox"/> Community Planning and Development Commission | <input type="checkbox"/> Conservation Commission |
| <input type="checkbox"/> Constables | <input type="checkbox"/> Council on Aging |
| <input type="checkbox"/> Cultural Council | <input type="checkbox"/> Custodian of Soldier and Sailor Graves |
| <input type="checkbox"/> Finance Committee | <input type="checkbox"/> Historic District Commission |
| <input type="checkbox"/> Historical Commission | <input checked="" type="checkbox"/> 1 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 <u></u> | |

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

I have worked for over 40 years in the public housing industry. I am currently the Deputy Executive Director for Development for the Cambridge Housing Authority (CHA). In that position, I oversee the CHA's modernization, revitalization and new construction of affordable housing in Cambridge and in a consultant capacity to other local housing authorities. I bring significant public administration, finance and oversight experience to the Board of

Commissioners position at the Reading Housing Authority. I also have considerable experience working with the Community Preservation Act funding and with Affordable Housing Trust which would be beneficial to the Reading Housing Authority and the Town of Reading as those initiatives move forward.

I have a strong commitment to resident engagement and involvement both professionally and personally. I would be honored to continue to serve the Town of Reading as a Commissioner of the Reading Housing Authority.

MARGARET DONNELLY MORAN

STATEMENT OF QUALIFICATIONS



Margaret Donnelly Moran, a nationally recognized affordable housing development professional, has over 35 years of affordable housing operations, development and modernization experience. She has been responsible for garnering and managing over \$1.4 billion of recapitalization, modernization and new development activities including projects funded through HOPE VI, Rental Assistance Demonstration, Federal and State Low Income Housing Tax Credit Program, Historic Tax Credits, Section 18 Disposition/Demolition, and Homeownership programs. She was appointed Deputy Executive Director for Development in 2021, and prior to that Director of Planning and Development in 2016, after serving Cambridge Housing Authority (CHA) in various capacities for over 30 years. In her capacity at the CHA she oversees its consultancy practices which provides repositioning, capitalization and development services to other public housing authorities and affordable housing developers.

Margaret directs CHA's planning, construction, and development activities, and 25-person team for its 3,000-unit portfolio and its associated consulting activities for other public housing agencies and affordable housing developers. These activities include pre-development, proforma development, architect and contractor procurement and oversight, funding application preparations and submission, investor and lender selection, project supervision, relocation planning and implementation, closing coordination and management, construction supervision, and stabilization oversight. Since 2010 CHA has closed on 23 mixed financed affordable housing redevelopment or development projects affecting over 2,500 housing units using a variety of private, federal state and local funding sources including 4% and 9% federal low-income housing tax credits, historic tax credits, state low-income housing tax credits, numerous federal and state grant programs, local community preservation funding among other sources. Margaret and her team are skilled at deftly assembling and managing complicated financial structures, complex high-rise in-place construction, and an extensive resident and community participatory process.

In addition to her team leadership, Margaret has served as project manager on a variety of CHA redevelopment projects including the energy retrofit and comprehensive redevelopment of its LBJ Apartments which resulted in close to a 50% reduction in annual utility costs. She also has extensive in-depth experience implementing federal, state, and local regulations and programs, from local zoning and special permit requirements, public procurement, federal and state low-income housing tax credits, as well as a variety of other local, state and federal affordable housing tools and funding programs. She is a sought-after panelist at numerous national, state and university affordable housing conferences and symposiums.

MARGARET DONNELLY MORAN

REPRESENTATIVE EXPERIENCE

CAPITAL PLANNING, IMPLEMENTATION AND CONSULTING

- Directs the Cambridge Housing Authority's planning, construction and development and associated consulting activities, initiatives and 25-person team in accordance with the CHA's mission and state and federal regulations, acts as a liaison between the CHA and community organizations, investors, and funding and regulatory agencies. Has secured over \$1.4 billion in financing for Cambridge Housing Authority and its partners to substantially rehabilitate over 2,500 units of housing, including approximately \$500 million in LIHTC equity and \$410 million in hard debt. Oversees portfolio-wide energy efficiency and sustainability upgrades that to date have reduced CHA's utility costs by over \$3 million annually while improving resident comfort and building performance. These upgrades have achieved a 51% reduction in electricity usage, 24% reduction in natural gas consumption, and a 25% reduction in water usage.
- Developed and implemented CHA's Rental Assistance Demonstration (RAD) Portfolio Wide Conversion which at the time of approval in 2013 was the fifth largest in the nation. Successfully completed all tasks including: pre-application planning, application preparation and submission, investor and lender selection, project supervision, and closing coordination and oversight. Successfully completed eight RAD closings in six months involving 952 units and \$270 million in financing. Currently, facilitating the closing of the final RAD Phase 1 conversion with financing totaling \$100 million while simultaneously formulating CHA's RAD Phase 2 conversion program of 980 units which is scheduled to close in 2016 and 2017. Also serving also as a resource to other housing agencies as they develop their RAD programs.
- Administered Cambridge Housing Authority's (CHA's) Capital Planning Program for over twenty years: formulating funding strategies, preparing funding applications and proformas for new affordable housing development and preservation projects, communicating the capital planning needs to residents and other stakeholders, creating and assessing the CHA's annual capital plan under the Moving to Work Deregulation Demonstration, and supervising financial transactions totaling \$980 million since 2009.
- Formulated and secured four competitive ARRA stimulus grants totaling \$24 million for CHA which was on a per capita basis was one of the highest awards of any housing authority. Used the ARRA grants as the catalyst to secure over \$102 million in additional tax and debt-financing for the projects; served as day-to-day project manager for the \$68 million comprehensive modernization and deep energy retrofit of LBJ Apartments which resulted in a 55% reduction in annual utility costs while improving building's overall marketability, increasing tenant comfort and ensuring the long-term viability of the building; and stepped into the \$54 million public housing transformation project mid-way through to negotiate to a successful conclusion a complex, contentious delay claim.
- Supervised the construction, project financing, and resident relocation activities of a \$12 million rental and homeownership new development program for Needham, MA Housing Authority. The project replaced 20

family units of obsolete state public housing with 40 new family units with half the units sold as homeownership units to qualified low-income families. Created marketing material, conducted outreach to eligible families, and coordinated the homeownership selection and sales process.

PROJECT MANAGEMENT AND SUPERVISION

- Served as project leader for modernization activities for 2,200 units establishing the goals, objectives overall strategy and approach to these activities; directed the redevelopment and comprehensive modernization of an additional 800 housing units. Each planning effort required: significant team-work and collaboration, an extensive community input and participatory design process, state and local permitting including planning, zoning and accessibility code variances, and complex design and financing solutions.
- Supervised team members: established a collaborative, and professional work environment, ensured project's goals, objectives and timelines were met, identified and assessed obstacles or opportunities, developed and implemented work plans, and supported and/or bolstered individual and team performance.
- Evaluated the operating and performance of low performing and troubled housing agencies: assessed organizational structures and developed reorganization strategies, identified and presented recommendations for improvement, created enhanced policies and procedures, and created and implemented staff training programs.

PROGRAM EXPERIENCE

- Successful, in-depth experience implementing HUD and Commonwealth of Massachusetts regulations and programs including: Local Zoning and Special Permit Requirements; State and Federal Procurement Requirements, specifically State Law M.G.L. 30B, M.G.L. c. 149, and M.G.L. c. 149A; Low-Income Housing Tax Credit Program; Tax-Exempt Bond Financing; Moving to Work Deregulation Demonstration; Rental Assistance Demonstration; HOPE VI Program; Capital Fund Program; and Public Housing Development Program; Tenant Assistance, Relocation, and Real Property Acquisition. Certified Massachusetts Public Procurement Official since 2016.

WORK HISTORY

CAMBRIDGE HOUSING AUTHORITY

Deputy Executive Director for Development, 2021 to present

Director, Planning and Development Department, 2016 to 2021

Consultant, 1995 to 2016

Directs the entire capital planning and construction department supervising a staff of 25 having completed or funded over \$1 billion million in capital improvements since 2010 and another \$1 billion in planning.

MDM HOUSING CONSULTING

20 Years - Affordable Housing Modernization, Development and Preservation

Housing Authority Served: Cambridge MA, Needham MA, Wellesley MA, Fitchburg, MA, New Haven, CT, New London, CT, Milford, CT, Puerto Rico, Asbury Park, NJ, Camden, NJ, Memphis TN

Principal, 1995 to 2015

CAMBRIDGE HOUSING AUTHORITY, CAMBRIDGE, MA

7 Years - Planning and Development Department

Senior Planner, 1989 to 1995

Planning Administrator, 1988 to 1989

4 Years - Leasing and Occupancy Department

Administrator of Tenant Selection, 1985 to 1987

Housing Inspector, 1983 to 1985

TOWN OF AMESBURY, AMESBURY, MA

1 Year - Community Development Department

Housing Rehabilitation Program Director, 1987 to 1988

EDUCATION

BACHELOR OF ARTS, BOSTON COLLEGE

CHESTNUT HILL, MA

History and Economics, Cum Laude

**CONFERENCE
AND COMMUNITY
ACTIVITIES AND
INTERESTS**

- Panelist, Harvard University Graduate School of Design, Symposium on The Evolving Landscape of Social Housing in New England, April 2025
- Panelist, Moving to Work (MTW) Spring Conferences 2016, 2020, 2025 on Various Affordable Housing Finance and Development Topics
- Panelist, American Bar Association, Forum on Affordable Housing and Community Development Law, May 2024, Beyond RAD – Reposition of HUD Assisted Properties
- Panelist, Ballard Spahr's 18th National Affordable Housing Summit, Presentation on LIHTC Year 15 Perspectives, May 2023
- Panelist, Mass NAHRO Conferences, 2019, 2022, 2023, 2024 on Various Repositioning, New Development and Financing topics
- Panelist, National NAHRO Conference, October 2019 Conference in San Antonio, Using RAD and Section 18 to Reposition CHA's Portfolio
- Panelist, NCD Academy 2015, PHA Innovations
- Member, Community Preservation ADHOC Committee, Reading, MA, 2024 to present
- Member, Reading Housing Authority, Reading, MA, 2022 to present
- Member, Climate Resilience Zoning Task Force, Cambridge, MA, 2019-2022
- Member, Housing Working Group, Envision Cambridge MA, 2016-2019
- Member, School Enrollment and Size Committee, Reading, MA 2 years
- Member, School Improvement Committees at Elementary, Middle School, and High School Levels 5 years
- Leader, Girl Scout Troop, 10 years
- Director, Elementary School Yearbook Committee, 3 years
- Interests: Beekeeping, Baking, Organic Gardening, Raising Backyard Chicken, Nature, Reading



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

Email: townmanager@readingma.gov
Website: www.readingma.gov

TOWN MANAGER
(781) 942-9043

MEMORANDUM

TO: Pino D'Orazio
14 Wilson Street

FROM: Matthew A. Kraunelis, Esq., Town Manager

DATE: May 1, 2025

RE: Reappointment to the Historical Commission

Our records indicate that your term of office on the above Board, Committee, or Commission expires on June 30, 2025.

The Select Board's policy provides that:

1. All incumbents for terms that are expiring will be sent this questionnaire regarding their desire for reappointment. **This form must be returned to the Town Clerk's Office by Thursday, May 15, 2025.**
2. All positions which are vacant or with terms expiring will be posted, including those where the incumbent desires reappointment.
3. Incumbents will not be required to fill out new citizen volunteer forms.

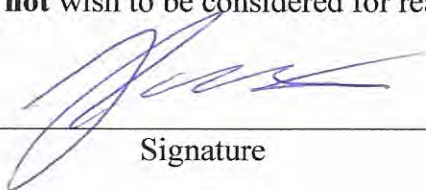
Please indicate below whether or not you desire reappointment to this position, and **return this signed form to the Town Clerk's Office by Thursday, May 15, 2025.** If we do not hear from you by this date, we will assume that you do not wish to be reappointed.

☒

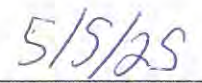
I wish to be considered for reappointment.

☐

I do not wish to be considered for reappointment.



Signature



Date



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

Email: townmanager@readingma.gov
Website: www.readingma.gov

TOWN MANAGER
(781) 942-9043

MEMORANDUM

TO: Patrick Egan
8 Oak Ridge Road

FROM: Matthew A. Kraunelis, Esq., Town Manager

DATE: May 1, 2025

RE: Reappointment to the Affordable Housing Trust Committee

Our records indicate that your term of office on the above Board, Committee, or Commission expires on June 30, 2025.

The Select Board's policy provides that:

1. All incumbents for terms that are expiring will be sent this questionnaire regarding their desire for reappointment. **This form must be returned to the Town Clerk's Office by Thursday, May 15, 2025.**
2. All positions which are vacant or with terms expiring will be posted, including those where the incumbent desires reappointment.
3. Incumbents will not be required to fill out new citizen volunteer forms.

Please indicate below whether or not you desire reappointment to this position, and **return this signed form to the Town Clerk's Office by Thursday, May 15, 2025.** If we do not hear from you by this date, we will assume that you do not wish to be reappointed.

 X I wish to be considered for reappointment.

 I **do not** wish to be considered for reappointment.

Patrick Egan

Signature

5/1/2025

Date

Estes



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

Email: townmanager@readingma.gov
Website: www.readingma.gov

TOWN MANAGER
(781) 942-9043

MEMORANDUM

TO: Travis Estes
36 Intervale Terrace

FROM: Matthew A. Kraunelis, Esq., Town Manager

DATE: May 1, 2025

RE: Reappointment to the Climate Advisory Committee

Our records indicate that your term of office on the above Board, Committee, or Commission expires on June 30, 2025.

The Select Board's policy provides that:

1. All incumbents for terms that are expiring will be sent this questionnaire regarding their desire for reappointment. **This form must be returned to the Town Clerk's Office by Thursday, May 15, 2025.**
2. All positions which are vacant or with terms expiring will be posted, including those where the incumbent desires reappointment.
3. Incumbents will not be required to fill out new citizen volunteer forms.

Please indicate below whether or not you desire reappointment to this position, and **return this signed form to the Town Clerk's Office by Thursday, May 15, 2025.** If we do not hear from you by this date, we will assume that you do not wish to be reappointed.

 x I wish to be considered for reappointment.

 I **do not** wish to be considered for reappointment.

Travis Estes

Signature

5/19/2025

Date



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

RECEIVED
TOWN CLERK
READING MA
MAY -8 PM 12:31

M

Email: townmanager@readingma.gov
Website: www.readingma.gov

TOWN MANAGER
(781) 942-9043

MEMORANDUM

TO: John Federico
24 Grove Street

FROM: Matthew A. Kraunelis, Esq., Town Manager

DATE: May 1, 2025

RE: Reappointment to the Recreation Committee

Our records indicate that your term of office on the above Board, Committee, or Commission expires on June 30, 2025.

The Select Board's policy provides that:

1. All incumbents for terms that are expiring will be sent this questionnaire regarding their desire for reappointment. **This form must be returned to the Town Clerk's Office by Thursday, May 15, 2025.**
2. All positions which are vacant or with terms expiring will be posted, including those where the incumbent desires reappointment.
3. Incumbents will not be required to fill out new citizen volunteer forms.


Please indicate below whether or not you desire reappointment to this position, and **return this signed form to the Town Clerk's Office by Thursday, May 15, 2025.** If we do not hear from you by this date, we will assume that you do not wish to be reappointed.

☒

I wish to be considered for reappointment.

☐

I **do not** wish to be considered for reappointment.


Signature


Date



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

Email: townmanager@readingma.gov
Website: www.readingma.gov

TOWN MANAGER
(781) 942-9043

MEMORANDUM

TO: Eric Gaffen
15 Hemlock Road

FROM: Matthew A. Kraunelis, Esq., Town Manager

DATE: May 1, 2025

RE: Reappointment to the Recreation Committee

Our records indicate that your term of office on the above Board, Committee, or Commission expires on June 30, 2025.

The Select Board's policy provides that:

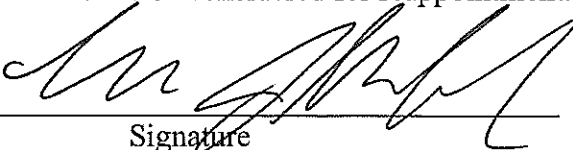
1. All incumbents for terms that are expiring will be sent this questionnaire regarding their desire for reappointment. **This form must be returned to the Town Clerk's Office by Thursday, May 15, 2025.**
2. All positions which are vacant or with terms expiring will be posted, including those where the incumbent desires reappointment.
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Please indicate below whether or not you desire reappointment to this position, and **return this signed form to the Town Clerk's Office by Thursday, May 15, 2025.** If we do not hear from you by this date, we will assume that you do not wish to be reappointed.

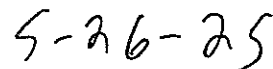


I wish to be considered for reappointment.

I **do not** wish to be considered for reappointment.



Signature



Date



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

RECEIVED
TOWN CLERK
READING, MA.

25 MAY -1 PM 3:18

Email: townmanager@readingma.gov
Website: www.readingma.gov

TOWN MANAGER
(781) 942-9043

MEMORANDUM

TO: Taylor Gregory
111 Pleasant Street

FROM: Matthew A. Kraunclis, Esq., Town Manager

DATE: May 1, 2025

RE: Reappointment to the Animal Control Appeals Committee

Our records indicate that your term of office on the above Board, Committee, or Commission expires on June 30, 2025.

The Select Board's policy provides that:

1. All incumbents for terms that are expiring will be sent this questionnaire regarding their desire for reappointment. **This form must be returned to the Town Clerk's Office by Thursday, May 15, 2025.**
2. All positions which are vacant or with terms expiring will be posted, including those where the incumbent desires reappointment.
3. Incumbents will not be required to fill out new citizen volunteer forms.

Please indicate below whether or not you desire reappointment to this position, and **return this signed form to the Town Clerk's Office by Thursday, May 15, 2025.** If we do not hear from you by this date, we will assume that you do not wish to be reappointed.

☒ I wish to be considered for reappointment.

☐ I **do not** wish to be considered for reappointment.



Signature

5/1/25

Date



Town of Reading

16 Lowell Street

Reading, MA 01867-2685

RECEIVED
TOWN CLERK
READING, MA.

2025 MAY -1 PM 3:18

Email: townmanager@readingma.gov

Website: www.readingma.gov

TOWN MANAGER

(781) 942-9043

MEMORANDUM

TO: Taylor Gregory
111 Pleasant Street

FROM: Matthew A. Krauncelis, Esq., Town Manager

DATE: May 1, 2025

RE: Reappointment to the Zoning Board of Appeals

Our records indicate that your term of office on the above Board, Committee, or Commission expires on June 30, 2025.

The Select Board's policy provides that:

1. All incumbents for terms that are expiring will be sent this questionnaire regarding their desire for reappointment. **This form must be returned to the Town Clerk's Office by Thursday, May 15, 2025.**
2. All positions which are vacant or with terms expiring will be posted, including those where the incumbent desires reappointment.
3. Incumbents will not be required to fill out new citizen volunteer forms.

Please indicate below whether or not you desire reappointment to this position, and **return this signed form to the Town Clerk's Office by Thursday, May 15, 2025.** If we do not hear from you by this date, we will assume that you do not wish to be reappointed.

☒ I wish to be considered for reappointment.

☐ I **do not** wish to be considered for reappointment.



Signature

5/1/25
Date



Town of Reading
16 Lowell Street
Reading MA 01867

RECEIVED
TOWN CLERK
READING, MA.

2025 APR 17 AM 11:35

fax: 781-942-9070

website: www.readingma.gov

Town Clerk
781-942-9050

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

Name: Gregory Taylor J Date: 4/17/25
(Last) (First) (Middle)

Address: 111 Pleasant Street Reading, MA 01867

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

Phone (Cell): 508-320-5418 Which number should be listed? _____

Occupation: Content creator Number of years in Reading: 4

E-mail address: +jgregory20@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 checked="" type="checkbox"/> 2 Animal Control Appeals Committee | <input type="checkbox"/> Audit Committee |
| <input type="checkbox"/> Board of Assessors | <input type="checkbox"/> Board of Cemetery Trustees |
| <input type="checkbox"/> Board of Health | <input type="checkbox"/> Board of Registrars |
| <input type="checkbox"/> Bylaw Committee | <input type="checkbox"/> Celebration Trust Committee |
| <input type="checkbox"/> Climate Advisory Committee | <input type="checkbox"/> Commissioners of Trust Funds |
| <input type="checkbox"/> Community Planning and Development Commission | <input type="checkbox"/> Conservation Commission |
| <input type="checkbox"/> Constables | <input type="checkbox"/> Council on Aging |
| <input type="checkbox"/> Cultural Council | <input type="checkbox"/> Custodian of Soldier and Sailor Graves |
| <input type="checkbox"/> Finance Committee | <input type="checkbox"/> Historic District Commission |
| <input type="checkbox"/> Historical Commission | <input type="checkbox"/> Housing Authority |
| <input type="checkbox"/> Human Relations Advisory Committee | <input type="checkbox"/> Permanent Building Committee |
| <input type="checkbox"/> RCTV Board of Directors | <input type="checkbox"/> Recreation Committee |
| <input type="checkbox"/> Retirement Board | <input type="checkbox"/> RMLD Citizen Advisory Board |
| <input type="checkbox"/> Town Forest Committee | <input type="checkbox"/> Trails Committee |
| <input type="checkbox"/> Veterans Memorial Trust Fund Committee | <input checked="" type="checkbox"/> 1 Zoning Board of Appeals |
| <input type="checkbox"/> Other _____ | |

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

Applying for reappointment to both comm.tees



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

RECEIVED
TOWN CLERK
READING MA.
2025 MAY 12 PM 12:05

Email: townmanager@readingma.gov
Website: www.readingma.gov

TOWN MANAGER
(781) 942-9043

MEMORANDUM

TO: Krissandra Holmes
77 Redgate Lane

FROM: Matthew A. Kraunelis, Esq., Town Manager

DATE: May 1, 2025

RE: Reappointment to the Board of Registrars

Our records indicate that your term of office on the above Board, Committee, or Commission expires on June 30, 2025.

The Select Board's policy provides that:

1. All incumbents for terms that are expiring will be sent this questionnaire regarding their desire for reappointment. **This form must be returned to the Town Clerk's Office by Thursday, May 15, 2025.**
2. All positions which are vacant or with terms expiring will be posted, including those where the incumbent desires reappointment.
3. Incumbents will not be required to fill out new citizen volunteer forms.

Please indicate below whether or not you desire reappointment to this position, and **return this signed form to the Town Clerk's Office by Thursday, May 15, 2025.** If we do not hear from you by this date, we will assume that you do not wish to be reappointed.

☒ I wish to be considered for reappointment.

☐ I **do not** wish to be considered for reappointment.

Krissandra Holmes
Signature

5/12/25
Date



Town of Reading
16 Lowell Street
Reading MA 01867

RECEIVED
TOWN CLERK
READING MA

22

2023 JUN -2 PM 4:03

Town Clerk
781-942-9050

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

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

Name: Hopkins Brandy L Date: 6/2/25
(Last) (First) (Middle)

Address: 183 Washington St. Reading, MA 01867

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

Phone (Cell): 617-645-9024 Which number should be listed? cell

Occupation: HR Number of years in Reading: 1

E-mail address: blhopkins84@gmail.com

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

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

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

I am currently an associate member and would like to apply for the open full membership

From: [Gemme, Laura](#)
To: [LaVerde, Jacquelyn](#)
Subject: Fw: Online Form Submittal: Town Clerk - Contact Us
Date: Sunday, June 1, 2025 5:00:10 PM

FYI

Laura A Gemme, CMC /CMMC

Town Clerk
President Middlesex City and Town Clerks Association
Board of Registrar - Retirement Board
Chief Election Official - Justice of the Peace
Commissioner to Qualify - Notary
Burial Agent - Census Liaison
Chief Records Access Officer

Town of Reading

16 Lowell Street
Reading, MA 01867
(P) 781-942-6647
(C) 781-491-5215
(F) 781-942-9070
(E) lgemme@ci.reading.ma.us
(W) <http://www.readingma.gov>

Town Hall Hours:

Monday, Wednesday and Thursday - 7:30 AM to 5:30 PM
Tuesday - 7:30 AM to 7:00 PM
Friday - CLOSED

When writing or responding, please remember that the Secretary of State's Office has determined that email is a public record. This communication may contain privileged or other confidential information. If you are not the intended recipient, or believe that you have received this communication in error, please do not print, copy, retransmit, disseminate, or otherwise use the information. Also, please indicate to the sender that you have received this email in error, and delete the copy you received.

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, May 30, 2025 10:07 AM
To: Gemme, Laura <lgemme@readingma.gov>
Subject: Online Form Submittal: Town Clerk - Contact Us

CAUTION: This email originated from outside of the Town of Reading's email system. Do not click links or open attachments unless you recognize the sender's email address and know the content is safe.



Town Clerk - Contact Us

Town Clerk Staff	Laura
Name	Brandy Hopkins
E-Mail Address	blhopkins84@gmail.com
Subject	Reading Trails Committee Open seat
Message	<p>HI Laura,</p> <p>I'm an associate member on the Reading Trails Committee, I know we have an open full membership available and I wanted to see if you could let me know what I would need to do to move into that position?</p> <p>Thanks!</p>

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



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

RECEIVED
TOWN CLERK
READING MA
2025 MAY 19 PM 4:51
RM

Email: townmanager@readingma.gov
Website: www.readingma.gov

TOWN MANAGER
(781) 942-9043

MEMORANDUM

TO: Sally Hoyt
221 West Street

FROM: Matthew A. Kraunelis, Esq., Town Manager

DATE: May 1, 2025

RE: Reappointment to the Council on Aging

Our records indicate that your term of office on the above Board, Committee, or Commission expires on June 30, 2025.

The Select Board's policy provides that:

1. All incumbents for terms that are expiring will be sent this questionnaire regarding their desire for reappointment. **This form must be returned to the Town Clerk's Office by Thursday, May 15, 2025.**
2. All positions which are vacant or with terms expiring will be posted, including those where the incumbent desires reappointment.
3. Incumbents will not be required to fill out new citizen volunteer forms.

Please indicate below whether or not you desire reappointment to this position, and **return this signed form to the Town Clerk's Office by Thursday, May 15, 2025.** If we do not hear from you by this date, we will assume that you do not wish to be reappointed.

☒

I wish to be considered for reappointment.

☐

I **do not** wish to be considered for reappointment.


Signature

5/19/25
Date



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

Email: townmanager@readingma.gov
Website: www.readingma.gov

TOWN MANAGER
(781) 942-9043

MEMORANDUM

TO: Karen Janowski
30 Azalea Circle

FROM: Matthew A. Kraunelis, Esq., Town Manager

DATE: May 1, 2025

RE: Reappointment to the Council on Aging

Our records indicate that your term of office on the above Board, Committee, or Commission expires on June 30, 2025.

The Select Board's policy provides that:

1. All incumbents for terms that are expiring will be sent this questionnaire regarding their desire for reappointment. **This form must be returned to the Town Clerk's Office by Thursday, May 15, 2025.**
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3. Incumbents will not be required to fill out new citizen volunteer forms.

Please indicate below whether or not you desire reappointment to this position, and **return this signed form to the Town Clerk's Office by Thursday, May 15, 2025.** If we do not hear from you by this date, we will assume that you do not wish to be reappointed.

 X I wish to be considered for reappointment.

 I **do not** wish to be considered for reappointment.



Signature

 5/5/2025
Date



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

RECEIVED
TOWN CLERK
READING, MA.
Ru
2025 MAY -7 AM 8:32

Email: townmanager@readingma.gov
Website: www.readingma.gov

TOWN MANAGER
(781) 942-9043

MEMORANDUM

TO: Tim Kirwan
48 Hanscom Avenue

FROM: Matthew A. Kraunelis, Esq., Town Manager

DATE: May 1, 2025

RE: Reappointment to the Town Forest Committee

Our records indicate that your term of office on the above Board, Committee, or Commission expires on June 30, 2025.

The Select Board's policy provides that:

1. All incumbents for terms that are expiring will be sent this questionnaire regarding their desire for reappointment. **This form must be returned to the Town Clerk's Office by Thursday, May 15, 2025.**
2. All positions which are vacant or with terms expiring will be posted, including those where the incumbent desires reappointment.
3. Incumbents will not be required to fill out new citizen volunteer forms.


Please indicate below whether or not you desire reappointment to this position, and **return this signed form to the Town Clerk's Office by Thursday, May 15, 2025.** If we do not hear from you by this date, we will assume that you do not wish to be reappointed.

X

I wish to be considered for reappointment.

—

I **do not** wish to be considered for reappointment.


Signature


Date



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

Email: townmanager@readingma.gov
Website: www.readingma.gov

TOWN MANAGER
(781) 942-9043

MEMORANDUM

TO: Kevin Leete
895 Main Street

FROM: Matthew A. Kraunelis, Esq., Town Manager

DATE: May 1, 2025

RE: Reappointment to the Recreation Committee

Our records indicate that your term of office on the above Board, Committee, or Commission expires on June 30, 2025.

The Select Board's policy provides that:

1. All incumbents for terms that are expiring will be sent this questionnaire regarding their desire for reappointment. **This form must be returned to the Town Clerk's Office by Thursday, May 15, 2025.**
2. All positions which are vacant or with terms expiring will be posted, including those where the incumbent desires reappointment.
3. Incumbents will not be required to fill out new citizen volunteer forms.

Please indicate below whether or not you desire reappointment to this position, and **return this signed form to the Town Clerk's Office by Thursday, May 15, 2025.** If we do not hear from you by this date, we will assume that you do not wish to be reappointed.

✓ I wish to be considered for reappointment.

 I **do not** wish to be considered for reappointment.

Signature

5/19/25

Date



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

Email: townmanager@readingma.gov
Website: www.readingma.gov

TOWN MANAGER
(781) 942-9043

MEMORANDUM

TO: Richard Lopez
105 Red Gate Lane

FROM: Matthew A. Kraunelis, Esq., Town Manager

DATE: May 1, 2025

RE: Reappointment to the Board of Health

Our records indicate that your term of office on the above Board, Committee, or Commission expires on June 30, 2025.

The Select Board's policy provides that:

1. All incumbents for terms that are expiring will be sent this questionnaire regarding their desire for reappointment. **This form must be returned to the Town Clerk's Office by Thursday, May 15, 2025.**
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3. Incumbents will not be required to fill out new citizen volunteer forms.

Please indicate below whether or not you desire reappointment to this position, and **return this signed form to the Town Clerk's Office by Thursday, May 15, 2025.** If we do not hear from you by this date, we will assume that you do not wish to be reappointed.

☒

I wish to be considered for reappointment.

☐

I do not wish to be considered for reappointment.

Signature

Date

5/1/25



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

RECEIVED
TOWN CLERK
READING MA.
2025 MAY -5 AM 8:27 *pk*

Email: townmanager@readingma.gov
Website: www.readingma.gov

TOWN MANAGER
(781) 942-9043

MEMORANDUM

TO: Greg Maganzini
168 West Street

FROM: Matthew A. Kraunelis, Esq., Town Manager

DATE: May 1, 2025

RE: Reappointment to the Historic District Commission

Our records indicate that your term of office on the above Board, Committee, or Commission expires on June 30, 2025.


The Select Board's policy provides that:

1. All incumbents for terms that are expiring will be sent this questionnaire regarding their desire for reappointment. **This form must be returned to the Town Clerk's Office by Thursday, May 15, 2025.**
2. All positions which are vacant or with terms expiring will be posted, including those where the incumbent desires reappointment.
3. Incumbents will not be required to fill out new citizen volunteer forms.

Please indicate below whether or not you desire reappointment to this position, and **return this signed form to the Town Clerk's Office by Thursday, May 15, 2025.** If we do not hear from you by this date, we will assume that you do not wish to be reappointed.

☒ I wish to be considered for reappointment.

☐ I **do not** wish to be considered for reappointment.


Signature

5-1-25
Date



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

RECEIVED
TOWN CLERK
READING, MA.
2025 MAY -8 PM 2:25

Email: townmanager@readingma.gov
Website: www.readingma.gov

TOWN MANAGER
(781) 942-9043

MEMORANDUM

TO: Frank Marenghi
44 Emerald Drive

FROM: Matthew A. Kraunelis, Esq., Town Manager

DATE: May 1, 2025

RE: Reappointment to the Constables

Our records indicate that your term of office on the above Board, Committee, or Commission expires on June 30, 2025.

The Select Board's policy provides that:

1. All incumbents for terms that are expiring will be sent this questionnaire regarding their desire for reappointment. **This form must be returned to the Town Clerk's Office by Thursday, May 15, 2025.**
2. All positions which are vacant or with terms expiring will be posted, including those where the incumbent desires reappointment.
3. Incumbents will not be required to fill out new citizen volunteer forms.

Please indicate below whether or not you desire reappointment to this position, and **return this signed form to the Town Clerk's Office by Thursday, May 15, 2025.** If we do not hear from you by this date, we will assume that you do not wish to be reappointed.



I wish to be considered for reappointment.

I **do not** wish to be considered for reappointment.

Signature

5/1/2025

Date



Town of Reading
16 Lowell Street
Reading MA 01867

RECEIVED
TOWN CLERK
OFFICE
READING MA

2025 JUN -3 11:12:08

Town Clerk
781-942-9050

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

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

Name: Michel Timothy M Date: 6-4-25
(Last) (First) (Middle)

Address: 104 Scotland Rd

Phone (Home): 781-944-1403 Phone (Work): 781-779-5291

Phone (Cell): 781-779-5291 Which number should be listed? Cell

Occupation: Self Employed Number of years in Reading: 26

E-mail address: Tinspection@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"/> 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:

Associate member since 11-24



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

RECEIVED
TOWN CLERK
READING, MA.
2025 MAY 12 PM 3:37

Email: townmanager@readingma.gov
Website: www.readingma.gov

TOWN MANAGER
(781) 942-9043

MEMORANDUM

TO: Marc Ortins
60 Winthrop Avenue

FROM: Matthew A. Kraunelis, Esq., Town Manager

DATE: May 1, 2025

RE: Reappointment to the Climate Advisory Committee

Our records indicate that your term of office on the above Board, Committee, or Commission expires on June 30, 2025.

The Select Board's policy provides that:

1. All incumbents for terms that are expiring will be sent this questionnaire regarding their desire for reappointment. **This form must be returned to the Town Clerk's Office by Thursday, May 15, 2025.**
2. All positions which are vacant or with terms expiring will be posted, including those where the incumbent desires reappointment.
3. Incumbents will not be required to fill out new citizen volunteer forms.

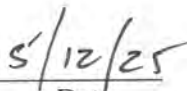
Please indicate below whether or not you desire reappointment to this position, and **return this signed form to the Town Clerk's Office by Thursday, May 15, 2025.** If we do not hear from you by this date, we will assume that you do not wish to be reappointed.

☒ I wish to be considered for reappointment.

☐ I **do not** wish to be considered for reappointment.



Signature



Date



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

Email: townmanager@readingma.gov
Website: www.readingma.gov

TOWN MANAGER
(781) 942-9043

MEMORANDUM

TO: Melissa Pucci
40 Sunset Rock Lane

FROM: Matthew A. Kraunelis, Esq., Town Manager

DATE: May 1, 2025

RE: Reappointment to the Recreation Committee

Our records indicate that your term of office on the above Board, Committee, or Commission expires on June 30, 2025.

The Select Board's policy provides that:

1. All incumbents for terms that are expiring will be sent this questionnaire regarding their desire for reappointment. **This form must be returned to the Town Clerk's Office by Thursday, May 15, 2025.**
2. All positions which are vacant or with terms expiring will be posted, including those where the incumbent desires reappointment.
3. Incumbents will not be required to fill out new citizen volunteer forms.

Please indicate below whether or not you desire reappointment to this position, and **return this signed form to the Town Clerk's Office by Thursday, May 15, 2025.** If we do not hear from you by this date, we will assume that you do not wish to be reappointed.

☒

I wish to be considered for reappointment.

☐

I **do not** wish to be considered for reappointment.

Melissa Pucci
Signature

5/15/25
Date



Town of Reading
16 Lowell Street
Reading MA 01867

RECEIVED
TOWN CLERK
READING, MA.

2025 APR -3 PM 1:49

Town Clerk
781-942-9050

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

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

Name: SACZYNSKI JOHN Date: 4/3/25
(Last) (First) (Middle)
Address: 1 SUMMIT DRIVE #59 READING
Phone (Home): 781 942 7007 Phone (Work): —
Phone (Cell): 617 631 0091 Which number should be listed? HOME
Occupation: RETIRED Number of years in Reading: 18
E-mail address: —

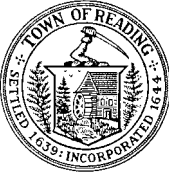
Place a number next to your preferred position(s) (up to four choices) with number 1 being your first priority. (Please attach a resume if available)

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

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

CURRENTLY AN ASSOCIATE MEMBER

WAS ASKED TO BECOME A VOTING
MEMBER BY THE CHAIR OF
THE GOA



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

Email: townmanager@readingma.gov
Website: www.readingma.gov

TOWN MANAGER
(781) 942-9043

MEMORANDUM

TO: Caitlin Salmon
20 Pierce Street

FROM: Matthew A. Kraunelis, Esq., Town Manager

DATE: May 1, 2025

RE: Reappointment to the Board of Cemetery Trustees

Our records indicate that your term of office on the above Board, Committee, or Commission expires on June 30, 2025.

The Select Board's policy provides that:

1. All incumbents for terms that are expiring will be sent this questionnaire regarding their desire for reappointment. **This form must be returned to the Town Clerk's Office by Thursday, May 15, 2025.**
2. All positions which are vacant or with terms expiring will be posted, including those where the incumbent desires reappointment.
3. Incumbents will not be required to fill out new citizen volunteer forms.

Please indicate below whether or not you desire reappointment to this position, and **return this signed form to the Town Clerk's Office by Thursday, May 15, 2025.** If we do not hear from you by this date, we will assume that you do not wish to be reappointed.

 X I wish to be considered for reappointment.

 I **do not** wish to be considered for reappointment.

Caitlin Salmon

Signature

5/14/2025

Date



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

RECEIVED
TOWN CLERK
READING, MA.
2025 MAY 14 PM 12:45 AC

Email: townmanager@readingma.gov
Website: www.readingma.gov

TOWN MANAGER
(781) 942-9043

MEMORANDUM

TO: Jayna Stafford
50 Longfellow Road

FROM: Matthew A. Kraunelis, Esq., Town Manager

DATE: May 1, 2025

RE: Reappointment to the Affordable Housing Trust Committee

Our records indicate that your term of office on the above Board, Committee, or Commission expires on June 30, 2025.

The Select Board's policy provides that:

1. All incumbents for terms that are expiring will be sent this questionnaire regarding their desire for reappointment. **This form must be returned to the Town Clerk's Office by Thursday, May 15, 2025.**
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Please indicate below whether or not you desire reappointment to this position, and **return this signed form to the Town Clerk's Office by Thursday, May 15, 2025.** If we do not hear from you by this date, we will assume that you do not wish to be reappointed.


☒

I wish to be considered for reappointment.

☐

I **do not** wish to be considered for reappointment.


Signature


Date



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

RECEIVED
TOWN CLERK
READING, MA.
2025 MAY 14 PM 12:45

ac

Email: townmanager@readingma.gov
Website: www.readingma.gov

TOWN MANAGER
(781) 942-9043

MEMORANDUM

TO: Jayna Stafford
50 Longfellow Road

FROM: Matthew A. Kraunelis, Esq., Town Manager

DATE: May 1, 2025

RE: Reappointment to the Cultural Council

Our records indicate that your term of office on the above Board, Committee, or Commission expires on June 30, 2025.

The Select Board's policy provides that:

1. All incumbents for terms that are expiring will be sent this questionnaire regarding their desire for reappointment. **This form must be returned to the Town Clerk's Office by Thursday, May 15, 2025.**
2. All positions which are vacant or with terms expiring will be posted, including those where the incumbent desires reappointment.
3. Incumbents will not be required to fill out new citizen volunteer forms.

Please indicate below whether or not you desire reappointment to this position, and **return this signed form to the Town Clerk's Office by Thursday, May 15, 2025.** If we do not hear from you by this date, we will assume that you do not wish to be reappointed.

X

I wish to be considered for reappointment.

I **do not** wish to be considered for reappointment.

Jayna Stafford
Signature

5/14/2025
Date



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

RECEIVED
TOWN CLERK
READING, MA.

MAY -6 AM 11:30

TOWN MANAGER
(781) 942-9043

Email: townmanager@readingma.gov
Website: www.readingma.gov

MEMORANDUM

TO: Ronald Stortz
538 Summer Ave

FROM: Matthew A. Kraunelis, Esq., Town Manager

DATE: May 1, 2025

RE: Reappointment to the Board of Cemetery Trustees

Our records indicate that your term of office on the above Board, Committee, or Commission expires on June 30, 2025.

The Select Board's policy provides that:

1. All incumbents for terms that are expiring will be sent this questionnaire regarding their desire for reappointment. **This form must be returned to the Town Clerk's Office by Thursday, May 15, 2025.**
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Please indicate below whether or not you desire reappointment to this position, and **return this signed form to the Town Clerk's Office by Thursday, May 15, 2025.** If we do not hear from you by this date, we will assume that you do not wish to be reappointed.

☒ I wish to be considered for reappointment.

☐ I **do not** wish to be considered for reappointment.

Ronald Stortz
Signature

5/6/25
Date



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

RECEIVED
TOWN CLERK
READING MA.
MAY -8 PM 1:49
AC

Email: townmanager@readingma.gov
Website: www.readingma.gov

TOWN MANAGER
(781) 942-9043

MEMORANDUM

TO: Joan Wetzel
163 County Road

FROM: Matthew A. Kraunelis, Esq., Town Manager

DATE: May 1, 2025

RE: Reappointment to the Board of Health

Our records indicate that your term of office on the above Board, Committee, or Commission expires on June 30, 2025.

The Select Board's policy provides that:

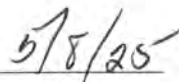
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3. Incumbents will not be required to fill out new citizen volunteer forms.

Please indicate below whether or not you desire reappointment to this position, and **return this signed form to the Town Clerk's Office by Thursday, May 15, 2025.** If we do not hear from you by this date, we will assume that you do not wish to be reappointed.

☒ I wish to be considered for reappointment.

☐ I **do not** wish to be considered for reappointment.


Signature


Date



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

RECEIVED
TOWN CLERK
READING, MA.
rk
2025 MAY -6 AM 9:19

Email: townmanager@readingma.gov
Website: www.readingma.gov

TOWN MANAGER
(781) 942-9043

MEMORANDUM

TO: David Williams
117 Oak Street

FROM: Matthew A. Kraunelis, Esq., Town Manager

DATE: May 1, 2025

RE: Reappointment to the Trails Committee

Our records indicate that your term of office on the above Board, Committee, or Commission expires on June 30, 2025.

The Select Board's policy provides that:

1. All incumbents for terms that are expiring will be sent this questionnaire regarding their desire for reappointment. **This form must be returned to the Town Clerk's Office by Thursday, May 15, 2025.**
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Please indicate below whether or not you desire reappointment to this position, and **return this signed form to the Town Clerk's Office by Thursday, May 15, 2025.** If we do not hear from you by this date, we will assume that you do not wish to be reappointed.

X

I wish to be considered for reappointment.

I do not wish to be considered for reappointment.

David S. Williams

Signature

5/6/25

Date



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

RECEIVED
TOWN CLERK
READING, MA.
2025 MAY -5 PM 12:56

Email: townmanager@readingma.gov
Website: www.readingma.gov

TOWN MANAGER
(781) 942-9043

MEMORANDUM

TO: Brendan Zarechian
815 Main Street

FROM: Matthew A. Kraunelis, Esq., Town Manager

DATE: May 1, 2025

RE: Reappointment to the Board of Assessors

Our records indicate that your term of office on the above Board, Committee, or Commission expires on June 30, 2025.


The Select Board's policy provides that:

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Please indicate below whether or not you desire reappointment to this position, and **return this signed form to the Town Clerk's Office by Thursday, May 15, 2025.** If we do not hear from you by this date, we will assume that you do not wish to be reappointed.

☒ I wish to be considered for reappointment.

☐ I **do not** wish to be considered for reappointment.


Signature

1-May-2025
Date

NEW APPLICATIONS



Town of Reading
16 Lowell Street
Reading MA 01867

Town Clerk
781-942-9050

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

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

Name: Alpha-Cobb Garrett Benjamin Date: 11/9/2024
(Last) (First) (Middle)

Address: 1503 Main St, Reading MA 01867

Phone (Home): Phone (Work):

Phone (Cell): 781-789-1321 Which number should be listed?

Occupation: Biopharmaceuticals Number of years in Reading: 4

E-mail address: garrett.alphacobb@gmail.com

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

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

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

I have become active with the Trails Committee in the past few months. I am currently a trails adopter volunteer for trails in Bare Meadow. I have volunteered on a trail project and have attended recent committee meetings.

I reside near Bare Meadow / Mattera and I very much enjoy Reading's trails and conservation areas. The work of the Trails Committee aligns very well with my interests and I would be happy to better support its work.



Town of Reading
16 Lowell Street
Reading MA 01867

RECEIVED
TOWN CLERK
JUL 24 2014 10:19 AM

Town Clerk
781-942-9050

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

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

Name: Bengali Aditya (Adi) Date:
(Last) (First) (Middle)

Address: 290 Ash street Reading MA

Phone (Home): Phone (Work):

Phone (Cell): 617-800-4255 Which number should be listed? Cell

Occupation: Program Management in BioPharma Number of years in Reading: 8

E-mail address: adibengali83@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 checked="" type="checkbox"/> 2 Board of Health | <input type="checkbox"/> Board of Registrars |
| <input checked="" type="checkbox"/> 3 Bylaw Committee | <input type="checkbox"/> Celebration Trust Committee |
| <input type="checkbox"/> Climate Advisory Committee | <input type="checkbox"/> Commissioners of Trust Funds |
| <input checked="" type="checkbox"/> 4 Community Planning and Development Commission | <input type="checkbox"/> Conservation Commission |
| <input type="checkbox"/> Constables | <input type="checkbox"/> Council on Aging |
| <input type="checkbox"/> Cultural Council | <input type="checkbox"/> Custodian of Soldier and Sailor Graves |
| <input checked="" type="checkbox"/> 1 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 <u></u> | |

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

As a senior leader in the pharmaceutical industry with both a technical degree and an MBA, I bring a strong foundation in strategic planning, financial oversight and cross-functional collaboration. While I have not held a formal accounting role, I have extensive experience managing complex budgets, leading multi-million dollar project portfolios, and working closely with finance teams to ensure alignment with org. goals.

In my current role, I regularly review and guide budget proposals, assess financial risks and help shape fiscal decisions that balance innovation with financial responsibility. I'm comfortable interpreting financial data, evaluating trade-offs and making recommendations that support long term sustainability- all of which align closely with the Finance Committee's advisory role to town meeting.

As a newly elected town meeting member, I'm committed to transparent, community centered governance. I am eager to contribute my professional experience and analytical skills to support the Committee's mission of promoting the town's financial health within a sustainable tax framework.



Town of Reading
16 Lowell Street
Reading MA 01867

1 of 2

Town Clerk
781-942-9050

RECEIVED
TOWN CLERK
READING MA

6

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

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

Name: Cook Christopher Richard Date: 5/29/2025
(Last) (First) (Middle)

Address: 23 Grove Street, Reading, MA 01867

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

Phone (Cell): (617) 953-8525 Which number should be listed? _____

Occupation: Banking Regulator - MA Division of Banks Number of years in Reading: < 1

E-mail address: chriscook87@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 checked="" type="checkbox"/> 2 Commissioners of Trust Funds |
| <input type="checkbox"/> Community Planning and Development Commission | <input type="checkbox"/> Conservation Commission |
| <input type="checkbox"/> Constables | <input type="checkbox"/> Council on Aging |
| <input type="checkbox"/> Cultural Council | <input type="checkbox"/> Custodian of Soldier and Sailor Graves |
| <input checked="" type="checkbox"/> 1 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 checked="" type="checkbox"/> 3 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: See Resume

Christopher R. Cook

CONTACT

23 Grove Street
Reading, Massachusetts 01867

chriscook87@gmail.com
(617) 953-8525

EDUCATION

BS in Sport Management
Isenberg School of Management
University of Massachusetts-Amherst, May 2009

AS in Business Administration-Finance Option
Bunker Hill Community College, May 2015

SKILLS & TECHNICAL EXPERTISE

Microsoft Office suite
Project management
Critical thinking
Problem solving
Legal research
Regulatory analysis

CERTIFICATION/TRAINING/AWARDS

Conference of State Bank Supervisors

Certified Examiner-In-Charge (2018-2020)

Certified Anti-Money Laundering Specialist (2019-2021)

FDIC Risk Management Training Program

Introduction to Examinations School (Aug. 2012)

Financial Institution Analysis School (Mar. 2013)

Asset Liability Management School (Aug. 2013)

Loan Analysis School (Mar. 2014)

Examination Management School (Sep. 2014)

Federal Financial Institutions Examination Council

Commercial Real Estate Analysis (Apr. 2015)

Advanced Cash Flow Concepts and Analysis (Jul. 2015)

Financial Crimes Seminar (Oct. 2016)

Advanced BSA/AML Specialists Conference (Jul. 2018)

Commonwealth Performance Recognition Program

2019 Citation for Outstanding Performance

PROFESSIONAL EXPERIENCE

Massachusetts Division of Banks

Depository Institution Supervision Manager May 22-Present

- Support supervision & examination units to maintain effective oversight of state-chartered institutions
- Review and process various legal and regulatory applications and notices
- Utilize internal and external data for offsite monitoring of financial institutions
- Maintain various levels of reporting and task tracking across functional units and teams
- Represent agency at financial services industry and public facing events

BankProv (The Provident Bank)

SVP, Enterprise Risk Officer Jul. 21-Dec. 21

- Provided strategic oversight of enterprise-wide risk management program
- Directly managed the following risk areas: information security, compliance/audit, Bank Secrecy Act/Anti-Money Laundering (BSA/AML) compliance, and security & fraud prevention

Massachusetts Division of Banks

Chief Director, Risk Management Nov. 19-Jul. 21

- Performed comprehensive oversight of state-chartered credit unions, including financial condition and compliance with applicable laws and regulations
- Managed the review and processing of examination reports and materials submitted by field staff
- Contributed to the development of supervisory strategies for troubled or problem institutions, including informal and formal enforcement actions
- Reviewed and processed certain legal and regulatory applications
- Collaborated with other financial regulators and the Enforcement & Investigations Unit on investigations of fraud and/or whistleblower complaints
- Directly supervised and evaluated the performance of three regional field managers
- Provided technical information and assistance to the financial services industry and the public

Supervisory Bank Examiner

Jul. 15-Nov. 19

Principal Bank Examiner

Jul. 14-Jun. 15

Senior Bank Examiner

Jan. 12- Jun. 14

Stoneham Savings Bank

Commercial Lending Operations

Jun. 11-Dec. 11

Deposit Operations/IRA Representative

Jun. 10-May 11

Teller/Bank Representative

May 06-May 10



Town of Reading
16 Lowell Street
Reading MA 01867

RECEIVED
TOWN CLERK
2025 JUN -5 AM 9:22 PM

Town Clerk
781-942-9050

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

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

Name: FLEURY JOSEPH ANTHONY Date: 6-4-2025
(Last) (First) (Middle)

Address: 20 WILLOW STREET

Phone (Home): 607-222-5192 Phone (Work): 607-222-5192

Phone (Cell): 607-222-5192 Which number should be listed? Home

Occupation: Tech Consulting Number of years in Reading: 7

E-mail address: joseph.a.fleury@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 checked="" type="checkbox"/> 4 Climate Advisory Committee (associate) | <input type="checkbox"/> Commissioners of Trust Funds |
| <input type="checkbox"/> Community Planning and Development Commission | <input checked="" type="checkbox"/> 1 Conservation Commission (associate) |
| <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 checked="" type="checkbox"/> 3 Town Forest Committee (associate) | <input checked="" type="checkbox"/> 2 Trails Committee (associate) |
| <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:

Joseph Fleury brings over a decade of business strategy consulting experience, advising public and private sector clients on complex initiatives involving infrastructure, sustainability, and operational planning. His expertise in evaluating asset lifecycle strategies, optimizing resource allocation, and aligning technical roadmaps with long-term environmental goals directly supports the Conservation Commission's mission of open space planning and watershed protection. Joseph's ability to bridge technical analysis with policy considerations ensures he can contribute meaningfully to the Commission's oversight of land use, conservation priorities, and sustainable development in the Town of Reading.

Job Experience:

IBM (2010-2024): Senior Managing Consultant, Supply Chain Operations Global Center of Competency - Asset Management + Optimization

Relevant Town of Reading Experience:

- Trails Committee Volunteer (2018-Present): Over 40 hours of trails volunteer experience, including:
 - Re-establishment of Maillet, Sommes, + Morgan walking paths and trail maintenance (2018-2021)
 - Construction of Maillet to Hunt St. bridge, boardwalks, and trail blazing (2019-2020)
 - Clean-up events including Reading Town Forest, Kylie Dr./Charles St., and Maillet conservation areas + trails
- Conservation Commission Volunteer:
 - Active neighborhood representative for Willow St. residents related to the Maillet, Sommes + Morgan MVP project (2022-Present)
 - Currently actively working with Chuck Tirone, Conservation Commission, and Trails Committee representative on the establishment of the "Friends of Maillet, Sommes, Morgan" volunteer group (2025).
 - Collaborated with Chuck Tirone and Trails Committee to coordinate the first Maillet + Hunt St. Clean-up Day event on May 17, 2025
 - Active steward of Maillet Conservation land - ad hoc clean-up, monitoring, reporting back to Chuck Tirone and the Conservation Commission



Town of Reading
16 Lowell Street
Reading MA 01867

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TOWN CLERK
2025 FEB 11 AM 10:00
PC

Town Clerk
781-942-9050

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

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

Name: FLYNN DAVID C Date: Feb 11, 2025
(Last) (First) (Middle)

Address: 16 Lothrop Road, Reading, MA 01867

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

Phone (Cell): 781. 738. 1129 Which number should be listed? 781. 738. 1129

Occupation: Retired Accounting firm owner Number of years in Reading: 29

E-mail address: daveflynnReading@gmail.com

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

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

- > Life long outdoor enthusiast including hiking (three- hiked the 2000 mile Appalachian Trail in 1987; hiked all the New England 4000'). Avid birder.
- > Volunteer for Rose Kennedy Greenway (Boston) including butterfly monitoring and winter pruning (2024/2025).
- > Long term member/ subscriber to the AMC, the Appalachian Trail Conference, MA Quodoba, The Nature Conservancy, and the Trustees of Reservations.
- > MBA and retired accounting firm owner. Consultant to small business with team of 11 people.
- > Committed to protecting the environment!



Town of Reading
16 Lowell Street
Reading MA 01867

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TOWN CLERK MB
READING, MA.

Town Clerk
781-942-9050

2024 JUN 17 AM 9:32
fax: 781-942-9070
website: www.readingma.gov

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

Name: Fodera Anthony Marco Date: 06/03/24
(Last) (First) (Middle)

Address: 14 Gardner Road, Reading, MA

Phone (Home): _____ Phone (Work): 857-262-0509

Phone (Cell): 617-733-1262 Which number should be listed? _____

Occupation: General Contractor/Construction Management Lived: 26
Number of years in Reading: Owned: 2

E-mail address: afodera4@gmail.com

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

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

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

My occupation is in general construction and construction management with a large firm that includes many responsibilities, one where I am/have been involved in the assistance in planning and developing projects that conform to zoning and building code regulations.

I understand the importance in real estate and property development in the perspective of the owner, due to my surrounding of it on a daily basis, but also understand the importance how development plays a role in how it benefits the community.



Town of Reading
16 Lowell Street
Reading MA 01867

Town Clerk
781-942-9050

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READING, MA.
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2024 JUN 12 AM 9:16

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

Name: FODERA DAVID A Date: 6/11/24
(Last) (First) (Middle)
Address: 147 SANBORN LN, READING, MA
Phone (Home): N/A Phone (Work): 781-224-1673
Phone (Cell): 781-439-2035 Which number should be listed? cell
Occupation: FINANCIAL ADVISOR Number of years in Reading: 24
E-mail address: David.fodera@NM.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 checked="" type="checkbox"/> Audit Committee |
| <input type="checkbox"/> Board of Assessors | <input type="checkbox"/> Board of Cemetery Trustees |
| <input type="checkbox"/> Board of Health | <input type="checkbox"/> Board of Registrars |
| <input type="checkbox"/> Bylaw Committee | <input type="checkbox"/> Celebration Trust Committee |
| <input type="checkbox"/> Climate Advisory Committee | <input type="checkbox"/> Commissioners of Trust Funds |
| <input type="checkbox"/> Community Planning and Development Commission | <input type="checkbox"/> Conservation Commission |
| <input type="checkbox"/> Constables | <input type="checkbox"/> Council on Aging |
| <input type="checkbox"/> Cultural Council | <input type="checkbox"/> Custodian of Soldier and Sailor Graves |
| <input type="checkbox"/> Finance Committee | <input type="checkbox"/> Historic District Commission |
| <input type="checkbox"/> Historical Commission | <input type="checkbox"/> Housing Authority |
| <input type="checkbox"/> Human Relations Advisory Committee | <input type="checkbox"/> Permanent Building Committee |
| <input type="checkbox"/> RCTV Board of Directors | <input type="checkbox"/> Recreation Committee |
| <input type="checkbox"/> Retirement Board | <input type="checkbox"/> RMLD Citizen Advisory Board |
| <input type="checkbox"/> Town Forest Committee | <input 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:

I have a strong background in finance, working as a financial advisor. I am responsible for compliance for regulations and my skills involved are financial analysis, attention to detail and commitment to transparency which will make me a great fit for the audit committee.

Harrington



Town Clerk
781-942-9050

Town of Reading
16 Lowell Street
Reading MA 01867

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READING, MA.

2025 MAY 12 AM 8:27

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

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

Name: Harrington Kathleen Date: 5/7/25
(Last) (First) (Middle)

Address: 2 Summit Drive #27 Reading MA 01867

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

Phone (Cell): 781-521-2823 Which number should be listed? _____

Occupation: retired Number of years in Reading: 18

E-mail address: Kharr1950@gmail.com

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

- ☐ Animal Control Appeals Committee
- ☐ Board of Assessors
- ☐ Board of Health
- ☐ Bylaw Committee
- ☐ Climate Advisory Committee
- ☐ Community Planning and Development Commission
- ☐ Constables
- ☐ Cultural Council
- ☐ Finance Committee
- ☐ Historical Commission
- ☐ Human Relations Advisory Committee
- ☐ RCTV Board of Directors
- ☐ Retirement Board
- ☐ Town Forest Committee
- ☐ Veterans Memorial Trust Fund Committee

- ☐ Audit Committee
- ☐ Board of Cemetery Trustees
- ☐ Board of Registrars
- ☐ Celebration Trust Committee
- ☐ Commissioners of Trust Funds
- ☐ Conservation Commission
- ☒ Council on Aging
- ☐ Custodian of Soldier and Sailor Graves
- ☐ Historic District Commission
- ☐ Housing Authority
- ☐ Permanent Building Committee
- ☐ Recreation Committee
- ☐ RMLD Citizen Advisory Board
- ☐ Trails Committee
- ☐ Zoning Board of Appeals

☐ Other _____

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

Life experience - I'm a senior myself; taught
life span developmental theory for 10 yrs; involved
in local groups of seniors. Served
on/chaired numerous committees when working as
a higher education administrator



Town of Reading
16 Lowell Street
Reading MA 01867

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READING, MA.

2025 APR 30 PM 12:53

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781-942-9050

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website: www.readingma.gov

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

Name: Kelly Kelly Date: 4/28/07
(Last) (First) (Middle)

Address: 36 Grove St

Phone (Home): Phone (Work):

Phone (Cell): 781-640-5263 Which number should be listed?

Occupation: Public Servant Mass. Gov Number of years in Reading: 28

E-mail address: KellyK@comcast.net

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

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

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

Past member and Chair for the Trails
Committee



Town of Reading
16 Lowell Street
Reading MA 01867

Town Clerk
781-942-9050

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

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

Name: Keogh Richard Bruce Date: 6/02/2025
(Last) (First) (Middle)

Address: 692 Pearl Street

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

Phone (Cell): (978) 766-3763 Which number should be listed? _____

Occupation: Administrator - Sheetmetal Workers Local 17 Number of years in Reading: _____

E-mail address: rick.keogh@yahoo.com

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

- | | |
|--|---|
| <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"/> 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 |

☐ Other _____

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



Town of Reading
16 Lowell Street
Reading MA 01867

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ph
2025 MAY 27 AM 10:09

Town Clerk
781-942-9050

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

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

Name: Mclauchlan Andrew Scott Date: 05/27/2025
(Last) (First) (Middle)
Address: 28 Locust St, Reading MA 01867
Phone (Home): (781) 507-5241 Phone (Work): (781) 507-5241
Phone (Cell): (781) 507-5241 Which number should be listed? Cell
Occupation: General Senior Superintendent Number of years in Reading: 30+
E-mail address: MCLAUCHLAN.ANDREW@OUTLOOK.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 checked="" type="checkbox"/> Community Planning and Development Commission | <input type="checkbox"/> Conservation Commission |
| <input type="checkbox"/> Constables | <input type="checkbox"/> Council on Aging |
| <input type="checkbox"/> Cultural Council | <input type="checkbox"/> Custodian of Soldier and Sailor Graves |
| <input type="checkbox"/> Finance Committee | <input type="checkbox"/> Historic District Commission |
| <input type="checkbox"/> Historical Commission | <input type="checkbox"/> Housing Authority |
| <input type="checkbox"/> Human Relations Advisory Committee | <input type="checkbox"/> Permanent Building Committee |
| <input type="checkbox"/> RCTV Board of Directors | <input type="checkbox"/> Recreation Committee |
| <input type="checkbox"/> Retirement Board | <input type="checkbox"/> RMLD Citizen Advisory Board |
| <input type="checkbox"/> Town Forest Committee | <input type="checkbox"/> Trails Committee |
| <input type="checkbox"/> Veterans Memorial Trust Fund Committee | <input type="checkbox"/> Zoning Board of Appeals |
| <input type="checkbox"/> Other _____ | |

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

over 20+ yrs in Residential and commercial Building/Residential
Building/Planning and Development.
Builds over 100 mil/year in City of Boston
Served in every capacity of Planning and Development
from pre-con, Clerk Selection, community impacts, financial
impacts.
4 yrs experience with Fincom; understands correlation of CVDL
to the town as a whole



Town of Reading
16 Lowell Street
Reading MA 01867

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READING, MA.

Town Clerk
781-942-9050

2025 APR 24 PM 1:41
fax: 781-942-9070
website: www.readingma.gov

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

Name: O'CONNOR Thomas C Date: APRIL 24, 2025
(Last) (First) (Middle)

Address: 163 VAN NORDEN ROAD

Phone (Home): 781-942-0548 Phone (Work): 781-799-5352

Phone (Cell): 781-799-5352 Which number should be listed? CELL

Occupation: RETIRED Number of years in Reading: 48

E-mail address: TOMCBDA@GMAIL.COM

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

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

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

Long READING RESIDENT

TMM PET 8

SENIOR CITIZEN



Town of Reading
16 Lowell Street
Reading MA 01867

Town Clerk
781-942-9050

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2025 MAY 24 PM 2:22
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website: www.readingma.gov

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

Name: Pesaturo Nicholas / Date: 5/28/25
(Last) (First) (Middle)

Address: 12 Ellis Ave Reading MA 01867

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

Phone (Cell): 978-968-9622 Which number should be listed? Cell

Occupation: Vice President Rough Connection Number of years in Reading: _____

E-mail address: NickPesaturo@gmail.com

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

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

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

I've worked for The Rough Connection for 12 years in all aspects of the company. I am a great team player as well as leader.

I attended St. Johns Prep as a student athlete. I know how important fields are for recreational sports, not only for the sport but also player safety.



Town of Reading
16 Lowell Street
Reading MA 01867

Town Clerk
781-942-9050

GP
fax: 781-942-9070
Website: www.readingma.gov

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

Name: POWELL RON WILLIAM Date: MAY 31, 2025
(Last) (First) (Middle)

Address: 328 SOUTH STREET READING, MA 01867

Phone (Home): 781.944.3887 Phone (Work): 617.236.8900 (MAIN#)

Phone (Cell): 781.996.9488 Which number should be listed? CELL

Occupation: IT PROJECT MGR/DEVELOPER Number of years in Reading: 24

E-mail address: ronald.w.powell@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) (RESUME AVAILABLE @ www.linkedin.com/in/ronpowell)

- | | |
|--|--|
| <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 checked="" type="checkbox"/> 2 Commissioners of Trust Funds |
| <input type="checkbox"/> Community Planning and Development Commission | <input type="checkbox"/> Conservation Commission |
| <input type="checkbox"/> Constables | <input checked="" type="checkbox"/> 3 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 checked="" type="checkbox"/> 1 RCTV Board of Directors | <input checked="" type="checkbox"/> 4 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:

I HAVE NEARLY 30 YEARS OF EXPERIENCE DIRECTING COMPLEX TECHNOLOGY PROJECTS, WITH SPECIALIZATION IN RESCUING TROUBLED PROJECTS SUCCESSFULLY. I HOLD AN MBA FROM BOSTON COLLEGE, WHERE I GRADUATED FIRST IN MY CLASS, AND APPLIED MY LEADERSHIP SKILLS ACROSS BOTH CORPORATE AND NONPROFIT SETTINGS. MY GOVERNANCE EXPERIENCE INCLUDES SERVING ON NONPROFIT MISSIONS BOARDS AND ADVISING THE CHAIR OF THE LENNY ZAKIM FUND - A FOUNDATION THAT HAS AWARDED OVER 1,600 GRANTS TO GRASSROOTS ORGANIZATIONS ADVANCING EQUITY AND SOCIAL CHANGE. I AM PASSIONATE ABOUT USING TECHNOLOGY AND INCLUSIVE GOVERNANCE TO STRENGTHEN COMMUNITY ENGAGEMENT, ESPECIALLY BUT NOT LIMITED TO OUR SENIORS.



Town of Reading
16 Lowell Street
Reading MA 01867

Town Clerk
781-942-9050

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

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

Name: PUFF DEREK T Date: 6/6/2025
(Last) (First) (Middle)

Address: 142 HIGH ST READING, MA

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

Phone (Cell): (781) 572 5127 Which number should be listed? CELL

Occupation: SOFTWARE ENGINEER Number of years in Reading: 16

E-mail address: derektpuff@yahoo.com

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

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

I WISH TO BE CONSIDERED TO SERVE ON THE READING TOWN FOREST COMMITTEE. IN THE MANY (16) YEARS THAT I HAVE LIVED IN READING I HAVE TAKEN ADVANTAGE ALMOST WEEKLY OF THIS WONDERFUL RESOURCE - TO WALK, RIDE MY MOUNTAIN BIKE (ON DESIGNATED TRAILS), TAKE MY (LEASHED) DOG, ATTEND EVENTS AND EAGLE PROJECTS AS PART OF SCOUT TROOP 702, AND WATCH MY DAUGHTER'S CROSS COUNTRY MEETS. I'M SEEKING A WAY TO DEDICATE SOME OF MY TIME AS A RESPONSIBLE STEWARD OF THIS MULTI-PURPOSE LAND THAT SO MANY OF US ENJOY.

ORDER OF TAKING

The Select Board of the Town of Reading, in the County of Middlesex and Commonwealth of Massachusetts, acting under the authority of and in accordance with General Laws Chapter 79, as amended, and by virtue of the authority conferred upon them by a vote of more than two-thirds under Article 12 of the April 28, 2025 Annual Town Meeting, do hereby take in fee simple for and on behalf of the Inhabitants of the Town of Reading for general municipal purposes, a portion of the property located at 170 Ash Street in Reading, Mass., consisting of 261 s.f. +/-, and shown as "Parcel A" on a plan entitled "Approval Not Required Plan of Land McDonald's USA, LLC 413 Main Street Lot 64 & 85, Map 17 Town of Reading, Middlesex County, Commonwealth of Massachusetts," dated March 12, 2024, by Control Point Associates, Inc., which plan is recorded herewith in the Middlesex South District Registry of Deeds (hereinafter, the "Plan") (the "Grantor's Property"), being a part of the property conveyed by the deed to 413 Main Street LLC ("Grantor") recorded in the Middlesex South County Registry of Deeds in Book 26134, Page 322.

Included in the sale are the buildings, structures and improvements thereon.

Damages:

No damages will be awarded.

IN WITNESS WHEREOF, a majority of the Select Board of the Town of Reading have signed the foregoing Order of Taking this ____ day of _____, 2025.

Christopher Haley

Melissa Murphy

Karen Rose-Gillis

Carlo Bacci

Karen Gately Herrick

COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss.

On this _____ day of _____, 2025, before me, the undersigned Notary Public, personally appeared the above-named _____,

_____, _____, _____,
_____, proved to me by satisfactory evidence of identification, being (check whichever applies): _ driver's license or other state or federal governmental document bearing a photographic image, _ oath or affirmation of a credible witness known to me who knows the above signatory, or _ my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him/her voluntarily for its stated purpose.

Notary Public

My Commission Expires:

PURCHASE AND SALE AGREEMENT

This 1st day of February 2025.

1. **PARTIES**

413 Main Street, LLC, a Delaware limited liability company (the "SELLER") agrees to SELL, and the Inhabitants of the Town of Reading, Massachusetts (hereinafter called the "BUYER" or "TOWN") agrees to BUY and accept, upon the terms hereinafter set forth, the following described premises:

2. **DESCRIPTION**

A certain parcel of land, situated in Reading, Massachusetts shown as "PARCEL A" on a plan entitled "Approval Not Required Plan of Land, McDonald's USA, LLC, 413 Main Street, Lot 64 & 85, Map 17, Town of Reading, Middlesex County, Commonwealth of Massachusetts," by Control Point Associates, Inc, which plan is attached hereto at Exhibit A, and incorporated herein (the "Plan").

Said "PARCEL A" contains 261 square feet more or less, according to the Plan. (hereinafter referred to as the "Premises").

3. **BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES**

Included in the sale as a part of said premises are the buildings, structures, and improvements now thereon, and the fixtures belonging to the SELLER and used in connection therewith including, if any, a booster pump station, all infrastructure, fences, gates, trees, shrubs, plants, and other improvements, in "AS IS" condition.

4. **PURCHASE PRICE**

- (a) Purchase Price. The Purchase Price for said Premises shall be for nominal consideration less that one hundred dollars (100.00).

5. **TITLE**

Said Premises are to be conveyed by a good and sufficient quitclaim deed running to the BUYER, and said deed shall convey a good and clear record and marketable title thereto, free from encumbrances, except:

- (a) Provisions of existing building and zoning laws;
- (b) Such taxes for the then current year as are not due and payable on the date of the delivery of such deed;
- (c) Any liens for municipal betterments assessed after the date of this agreement; and

- (d) Easements, restrictions and reservations of record, if any, so long as the same do not prohibit or materially interfere with the current use of said premises.

BUYER, at its sole expense, may elect to obtain an owner's policy of title insurance with respect to the Premises and SELLER agrees to cooperate with BUYER and the Title Company to facilitate the issuance of such policy, provided that such cooperation does not require the SELLER to incur any additional expenses and/or to accept any additional or increased liability.

6. CLOSING

Final settlement of the obligations of the parties hereto shall occur no later than 12:00 o'clock p.m. on June 13, 2025. Time is of the essence of this Agreement. The closing shall take place at the offices of Harrington Heep LLP, 40 Grove Street, Suite 190, Wellesley, MA 02482. On the closing date, Harrington Heep LLP shall record the municipal lien certificates and the deed and deliver to the appropriate parties copies of all closing documents.

7. SELLER'S CLOSING STATEMENT

SELLER agrees to execute at the closing a statement under oath to the BUYER or to any title insurance company issuing a policy to BUYER to the effect that: (1) there are no tenants, lessees or parties in possession of the Premises; (2) SELLER has no knowledge of any work having been done to the Premises which would entitle anyone now or hereafter to claim a mechanics' or materialmen's lien on the Premises;; and (3) SELLER is not a foreign person subject to the withholding provisions of the Internal Revenue Code of 1986, as amended (FIRPTA), as well as such other forms as are customary and reasonably necessary to satisfy the BUYER or the BUYER's counsel or its title insurer.

8. POSSESSION AND CONDITION OF PREMISES

Full possession of said premises, free of all tenants and occupants, is to be delivered at the time of the delivery of the deed, said premises to be then in the same conditions as they now are, reasonable use and wear thereof excepted. The SELLER agrees to deliver the premises at the time of delivery of the deed free of any and all of the SELLER's possessions, and all personal property not being conveyed to the BUYER, including all debris and trash upon the Premises.

The BUYER shall be entitled personally to inspect said premises prior to delivery of the deed in order to determine whether the condition thereof complies with the terms of this clause.

9. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM

- (a) If the SELLER shall be unable to give title or to make conveyance, or to deliver possession of the premises, all as herein stipulated, or if at the time of delivery of the deed the premises do not conform with the provisions thereof, then the SELLER shall use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the said premises conform to the provisions hereof, as the case may be, in which event the SELLER shall give written notice thereof to the BUYER at or before the time for performance hereunder, and thereupon the time for performance hereof shall be extended for a period of thirty (30) days.
- (b) BUYER and SELLER hereby authorize their respective attorneys (as the case may be) to execute on their behalf any extensions to the time for performance and any change of location and/or time for delivery of the deed. BUYER and SELLER shall be able to rely upon the signature of said attorneys as binding unless they have actual knowledge before the execution or other consent to such extensions, that either party has disclaimed the authority granted herein to bind them. For purposes of this Agreement, facsimile signatures shall be construed as original.

10. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM, ETC.

If at the time of the expiration of the extended time the SELLER shall have failed so to remove any defects in title, deliver possession, or make the premises conform, as the case may be, all as herein agreed, or if at any time during the period of this agreement or any extension thereof, the holder of a mortgage on said premises shall refuse to permit the insurance proceeds, if any, to be used for such purposes, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto.

11. BUYER'S ELECTION TO ACCEPT TITLE

The BUYER shall have the election, at either the original or any extended time for performance, to accept such title as the SELLER can deliver to the said premises in their then condition and to pay therefor the purchase price without deduction, in which case the SELLER shall convey such title, except that in the event of such conveyance in accord with the provisions of this clause, if the said premises shall have been damaged by fire or casualty insured against, then the SELLER shall, unless the SELLER has previously restored the premises to their former condition, either

- (a) pay over or assign to the BUYER, on delivery of the deed, all amounts recovered or recoverable on account of such insurance, less any amounts reasonably expended by the SELLER for any partial restoration; or

- (b) if a holder of a mortgage on said premises shall not permit the insurance proceeds or a part thereof to be used to restore the said premises to their former condition or to be so paid over or assigned, give to the BUYER a credit against the purchase price, on delivery of the deed, equal to said amounts so recovered or recoverable and retained by the holder of the said mortgage less any amounts reasonably expended by the SELLER for any partial restoration.

12. ACCEPTANCE OF DEED

The acceptance and recording of a deed by the BUYER shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after the delivery of said deed.

13. CLEAR TITLE

To enable the SELLER to make conveyance as herein provided, the SELLER may shall, prior to delivery of the deed, clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed.

14. ADJUSTMENTS

There shall be no adjustments of any kind or nature. SELLER shall be responsible for all real estate taxes, and outstanding financing relating to the Premises, up to the date of the closing as contemplated herein.

15. LIABILITY OF TRUSTEE, SHAREHOLDER, BENEFICIARY, ETC.

If the SELLER or BUYER executes this agreement in a representative or fiduciary capacity, only the principal or the estate represented shall be bound, and neither the SELLER or BUYER so executing, nor any shareholder or beneficiary of any trust, shall be personally liable for any obligation, express or implied, hereunder.

16. CONSTRUCTION OF AGREEMENT

This instrument, executed in multiple counterparts, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns, and may be cancelled, modified or amended only by a written instrument executed by both the SELLER and the BUYER. If two or more persons are named herein as BUYER their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a

matter of convenience and are not to be considered a part of this agreement or to be used in determining the intent of the parties to it.

17. PROPERTY SOLD "AS IS"

The premises are being conveyed "AS IS" and as shown, and no representations have been made by the SELLER with regard to its condition except those contained in this agreement; the BUYER and SELLER agree that they have incorporated into this agreement their entire understanding and that no oral statement or prior written statement made by any of them or by any other person, extrinsic to this agreement shall have any force and effect. BUYER agrees that it is not relying on any representations, oral or written, concerning the age, conditions, workmanship or suitability of the Premises or any part thereof for any purpose made by any person, other than those representations set forth in this agreement or in other documents made specifically a part hereof.

18. TITLE STANDARDS AND PRACTICES

Any matter or practice arising under or relating to this agreement that is the subject of a practice standard of the Real Estate Bar Association of Massachusetts shall be governed by such standard to the extent possible. Any title matter that is the subject of a title standard of the Real Estate Bar Association at the time of the delivery of the deed shall be governed by said title standard to the extent applicable.

19. NOTICE

Whenever, by the terms of this agreement, notice shall or may be given either to BUYER or to SELLER, such notice shall be deemed to have been given only if in writing and either delivered by hand or sent by registered or certified mail, postage prepaid, if intended for the SELLER, to:

413 Main Street, LLC, c/o:

James B. Heffernan
Rich May, P.C.
176 Federal Street
Boston, MA 02110
(617) 556-3881
JHeffernan@richmaylaw.com

with a copy to Tenant:

McDonald's Corporation
110 N Carpenter Street
Chicago, Illinois 60607
Attn.: Director, US Legal 020-0015

and, if intended for the BUYER, to:

Matt Kraunelis, Town Manager
Town of Reading
16 Lowell Street
Reading, MA 01867
Email: mkraunelis@readingma.gov

with a copy to:

Ivria Glass Fried, Esq.
Anthony J. Riley, Esq.
Harrington Heep LLP
40 Grove Street, Suite 190
Wellesley, MA 02482
ifried@harringtonheep.com
ajriley@harringtonheep.com

or to such other address or addresses as may be specified by either party to the other by like notice. All notices shall be effective when deposited in the mail within the continental United States.

20. LEFT INTENTIONALLY BLANK

21. SELLER'S REPRESENTATIONS

Seller makes the following representations and warranties, all of which shall survive delivery of the deed.

- (a) SELLER has full power and authority to enter into this Agreement (and the persons signing this Agreement for Seller have full power and authority to sign for SELLER and to bind it to this Agreement).
- (b) There are no parties in possession at the premises, and no work has been done on the premises which would entitle anyone to claim a mechanic's lien or to file a notice of contract relating to the premise as of the date of this Agreement.
- (c) The premises are not the subject of any outstanding agreements with any party pursuant to which any such party may acquire any interest in the premises. Neither the execution and delivery of this Agreement nor SELLER's performance of its obligations hereunder will constitute a breach or default under any agreement to which SELLER is bound.

- (d) To the best of SELLER's knowledge, there is no litigation or proceeding, pending or threatened, that would affect a transfer of title to the Premises.
- (e) To the best of SELLER's knowledge, there is no evidence that Hazardous Substances, as defined herein, have been stored, generated, manufactured, disposed, transported or treated at or on the Premises. For purposes of this Agreement, the term "Hazardous Substances" shall mean any substance that may be classified as a hazardous, toxic, chemical or radioactive substance, or a contaminant or pollutant under applicable federal, state or local law, statute, ordinance, rule or regulation ("Applicable Laws") or which may require any cleanup, remediation or other corrective action pursuant to such Applicable Laws.
- (f) During SELLER's period of ownership of the Premises, SELLER has not used any portion of the Premises, nor permitted any other person or entity to use the Premises for the purpose of storage, generation, manufacture, disposal, transportation or treatment of any Hazardous Substances under Applicable Laws or which may require any cleanup, remediation or other corrective action pursuant to such Applicable Laws.

Each of the above representations is material and is relied upon by BUYER. Except insofar as the SELLER has advised BUYER in writing to the contrary, each of the above representations shall be deemed to have been made as of Closing. If, before Closing, SELLER discovers any information or facts that would materially change the foregoing warranties and representations, SELLER shall immediately give notice to BUYER of those facts and information.

In the event of a breach of any representations set forth in Section 21 prior to Closing, BUYER may elect either (i) to waive such breach and proceed to Closing with no reduction in the Purchase Price or (ii) terminate this Agreement upon written notice to SELLER, in which case the parties shall have no further obligations under this Agreement other than those obligations, if any, that expressly survive the termination of this Agreement.

This paragraph shall survive the delivery of the deed hereunder.

22. SELLER'S COVENANTS

SELLER covenants and agrees as follows:

- (a) From the Effective Date through Closing, SELLER shall not consent to any request to make and/or extend any lease, contract, option or agreement affecting the Premises which would grant any third parties any rights to such land, except with the written consent of BUYER;

(b) From the Effective Date through Closing, SELLER shall not consent to any request to cause and/or permit any lien, encumbrance, mortgage, deed of trust, right, restriction or easement to be placed upon or created with respect to the Premises, except with the written consent of BUYER, which shall not be unreasonably withheld; and

(c) From the Effective Date through Closing, SELLER shall not consent to any request to erect any structures and/or to remove any vegetation, soil or minerals from the Premises or to disturb or suffer the disturbance of the existing contours and/or other natural features of such land and/or the reservoirs contained therein in any way whatsoever, except with the written consent of BUYER.

(d) At or prior to Closing, SELLER shall pay in full all outstanding amounts due to third parties arising from any work or services performed at or on the Premises by such third parties at SELLER's direction, and, in the event that any mechanics' lien is filed by any such third party in connection with such work, SELLER shall indemnify and hold BUYER harmless with respect to such claim.

24. ENTRY ON PROPERTY

SELLER agrees to permit BUYER access to the premises prior to the date of performance herein under the following terms and conditions:

- (a) BUYER shall give at least 48 hours notice to the SELLER;
- (b) BUYER shall not perform any work at the property including but not limited to inspections or testing of any kind to the land or the structures without written notice detailing what work is to be performed;
- (c) BUYER shall not perform any work as stated in item (b) above before first obtaining the SELLER's written authorization, such written authorization not to be unreasonably withheld.
- (d) If any said work is to be performed the premises shall immediately be put back to its previous condition;
- (e) BUYER or BUYER's agents, employees, licensees and or contractors shall indemnify and hold Seller harmless from any and all personal and or property damage resulting from the entry onto the premises.

25. LEAD PAINT LAW

The parties acknowledge that, under Massachusetts law, whenever a child or children under six years of age resides in any residential premises in which any paint, plaster or other accessible material contains dangerous levels of lead, the owner of said premises must remove or cover said paint, plaster or other material so as to make it inaccessible to

children under six years of age.

26. DUE DILIGENCE

BUYER shall have the right, from time to time, at BUYER's sole cost, expense, risk and hazard and in all such manner as BUYER may reasonably determine, without material damage being imposed upon the premises and remaining unrepaired, to enter upon the premises to make, or cause to be made, inspection, engineering and development findings in respect thereto, including (without limitation) the making of tests to determine whether any portion of the premises contains any Hazardous Substances under Applicable Laws or which may require any cleanup, remediation or other corrective action pursuant to such Applicable Laws, and, in general conducting other soil tests, analyses, studies and inspections of the premises. In consideration of the foregoing BUYER agrees (a) to indemnify and save SELLER harmless from and against all loss, claim, liability, or damage, including reasonable attorney fees, arising out of or with respect to any and all entries and activities as aforesaid by BUYER and/or BUYER's agents, employees, licensees and contractors; and (b) as soon as practicable after any excavation to restore the surface and subsurface of the premises to substantially the same condition as they were in immediately prior to such excavation. BUYER shall provide SELLER with a copy of any and all studies performed at the Premises.

27. IRS FORM 1099-S DESIGNATION

IRS Form 1099-S Designation. In order to comply with the information reporting requirements of Section 6045(e) of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder, the parties agree (1) to execute an IRS Form 1099-S Designation Agreement in form mutually satisfactory to the parties at or prior to the closing to designate BUYER's attorney (the "Designee") as the party who shall be responsible for reporting the contemplated sale of the Premise to the Internal Revenue Service (the "IRS") on IRS Form 1099-S; (2) to provide the Designee with the information necessary to complete Form 1099-S; (3) that the Designee shall not be liable for the actions taken under this Agreement, or for the consequences of those actions, except as they may be the result of gross negligence or willful misconduct on the part of the Designee; and (4) that the Designee shall be indemnified by the parties for any costs or expenses incurred as a result of the actions taken hereunder, except as they may be the result of gross negligence or willful misconduct on the part of the Designee. The Designee shall provide all parties to this transaction with copies of the IRS Forms 1099-S filed with the IRS and with any other documents used to complete IRS Form 1099-S.

28. REMEDIES

- (a) SELLER's Failure to Perform. In the event of SELLER's failure to perform any of SELLER's obligations under this Agreement, BUYER shall have as its sole remedies (i) the right to waive such failure or breach and proceed to Closing with no reduction in the Purchase Price or (ii) the right to terminate this Agreement upon written notice to SELLER, in which case the parties shall have no further obligations under this Agreement except for those obligations, if any, which expressly survive the termination of this Agreement.
- (b) BUYER's Failure to Perform. In the event of BUYER's failure to perform any of BUYER's obligations under this Agreement, SELLER shall have as its sole remedies (i) the right to waive such failure or breach and proceed to Closing or (ii) the right to terminate this Agreement upon written notice to BUYER, in which case the parties shall have no further obligations under this Agreement except for those obligations, if any, which expressly survive the termination of this Agreement.

29. PROCUREMENT, ETC.

This agreement is subject to compliance with any requirements of the Massachusetts General Laws, Special Laws, Regulations, or the Bylaws of the Town of Reading related to the acquisition of property by the TOWN. The TOWN represents that it has sufficient funds for the acquisition of the Property.

30. BENEFICIAL INTERESTS DISCLOSURE

The BUYER's obligations under this Agreement shall be contingent upon SELLER filing a disclosure of beneficial interests with the Division of Capital Asset Management and Maintenance pursuant to G. L. c. 7C, § 38.

31. EMINENT DOMAIN

In addition to agreeing to obtain conveyance of the Premises by transfer of a deed from the SELLER hereunder, the TOWN reserves the right to exercise its right of eminent domain to acquire the Premises. As provided in the attached "Waiver of Appraisal, Damages and Relocation Benefits," the SELLER hereby acknowledges and agrees that the SELLER shall institute no proceedings subsequent to any eminent domain taking of the Premises for the payment on account of such taking of any amount in excess of the purchase price referred to herein. Both the TOWN and the SELLER hereby stipulate, acknowledge and agree that the fair market value of the Premises is fairly represented by the purchase price set forth herein and the SELLER shall institute no action for assessment of damages or bring any action in the nature thereof subsequent to the recording of any order of taking by the TOWN hereunder. The SELLER further waives any right to relocation benefits to which it may be entitled pursuant to G. L. c. 79A.

SELLER agrees to save, defend, indemnify and hold harmless the TOWN from any and all costs, expenses, losses or liabilities, including reasonable attorney's fees, should SELLER violate the within provision. This paragraph shall survive the delivery of the deed hereunder.

32. BROKERS

N/A

33. NEXT BUSINESS DAY

In the event that any date for performance or notice hereunder falls on a Saturday, Sunday or a state, federal or bank holiday, the deadline for such performance or notice shall be automatically extended to the next business day.

34. APPLICABLE LAW

This Agreement shall be governed by and construed and enforced in accordance with the laws of the Commonwealth of Massachusetts without regard to conflict of law principles.

35. BINDING ON SUCCESSORS

This Agreement shall be binding not only upon the parties, but also upon their respective heirs, personal representatives, assigns, and any other successors in interest.

36. ENTIRE AGREEMENT; MODIFICATION; WAIVER

This Agreement constitutes the entire agreement between BUYER and SELLER pertaining to the subject matter contained in it and supersedes all prior and contemporaneous agreements, representations, and understandings. This Agreement shall be construed without regard to any presumption or other rule requiring construction against the party causing this Agreement to be drafted. No supplement, modification, waiver or amendment of this Agreement shall be binding unless specific and in writing executed by the party against whom such supplement, modification, waiver or amendment is sought to be enforced. No delay, forbearance or neglect in the enforcement of any of the conditions of this Agreement or any rights or remedies hereunder shall constitute or be construed as a waiver thereof. No waiver of any of the provisions of this Agreement shall be deemed or shall constitute a waiver of any other provision, whether or not similar, nor shall any waiver constitute a continuing waiver.

37. COUNTERPARTS

This Agreement may be executed in two or more counterparts, each of which shall be deemed to be an original, and all of which counterparts together shall constitute but one

and the same instrument. Legible fax copies and photocopies of documents signed by either party are deemed to be equivalent to originals.

Seller:

Buyer:



413 Broadway, LLC

By:

Town of Reading

By:

TOWN OF READING, MASSACHUSETTS

Waiver of Appraisal, Damages, and Relocation Benefits

KNOW ALL MEN BY THESE PRESENTS, McDonald's USA, LLC (the "Owner"), is the owner of a certain parcel of land described in Para. 2 of this Purchase and Sale Agreement (the "Property").

The Owner, in consideration of the nominal sum of less than One Hundred Dollars (\$100.00) (the "Award") to be paid by the Town of Reading (the "Town"), hereby acknowledges such consideration to be full compensation for all damages sustained by the Owner on account of an eminent domain taking to be made by the Town, by and through its Select Board, of the fee interest in the Property (the "Taken Premises") and, for itself and its successors and assigns, pursuant to G. L. c. 79, § 39, hereby waives, releases and forever discharges the Town, its successors and assigns, from all debt, demands, actions, reckonings, bonds, covenants, contracts, agreements, promises, damages, liabilities, and any and all other claims of every kind, nature and description whatsoever, both in Law and Equity, from or in consequences of said taking, consents to said taking, waives all rights to appraisal and damages for said taking but for the Award, and further waives all relocation benefits under G. L. c. 79A.

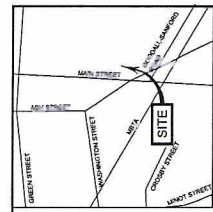
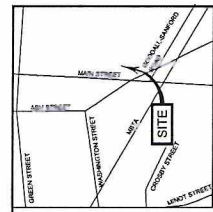
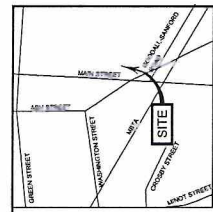
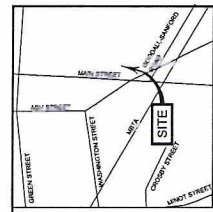
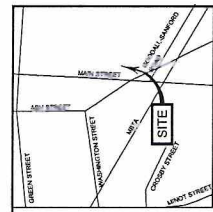
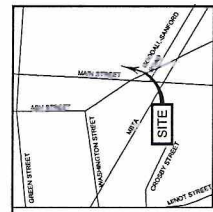
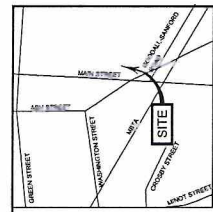
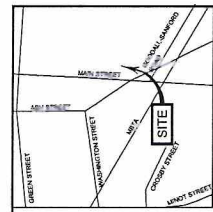
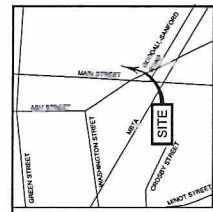
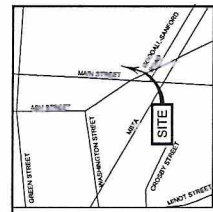
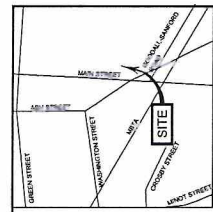
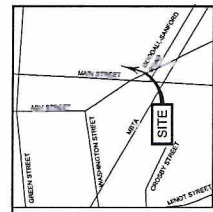
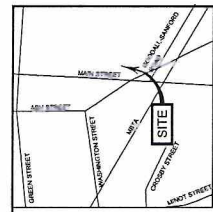
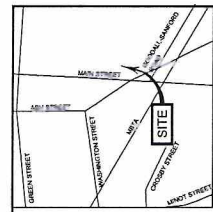
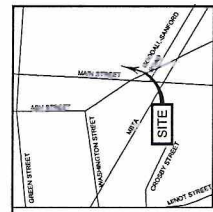
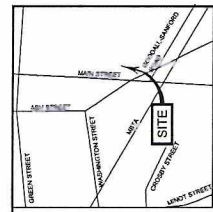
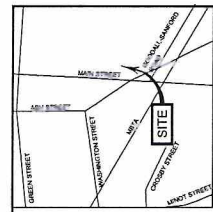
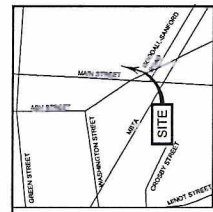
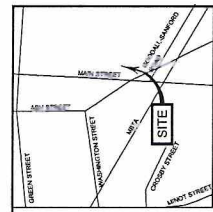
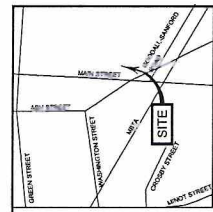
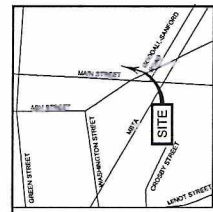
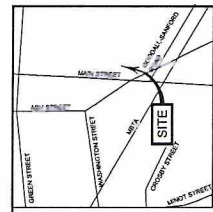
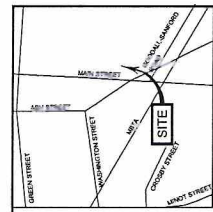
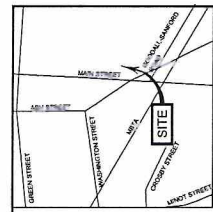
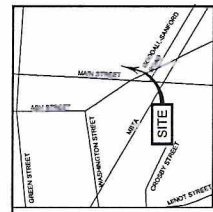
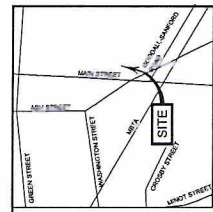
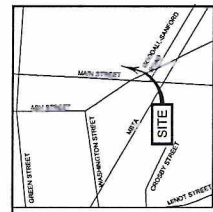
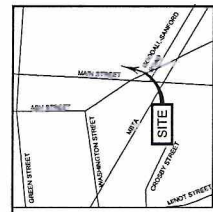
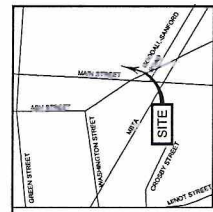
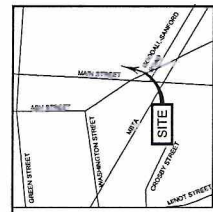
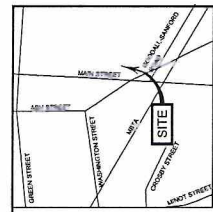
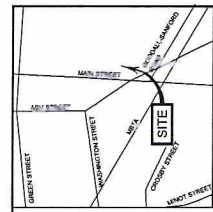
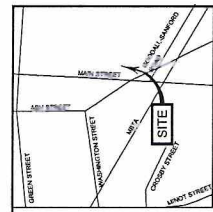
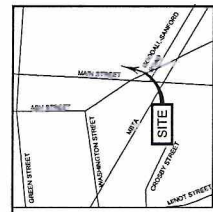
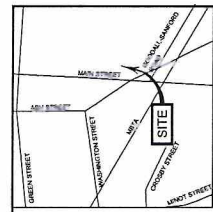
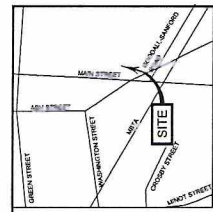
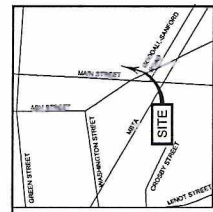
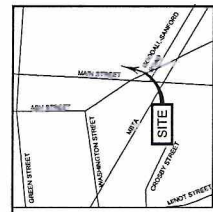
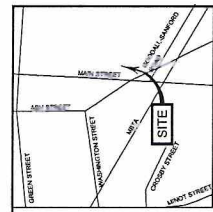
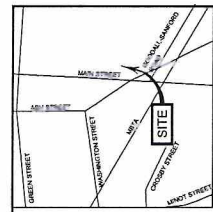
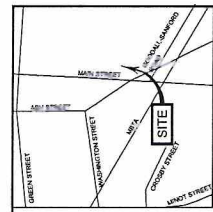
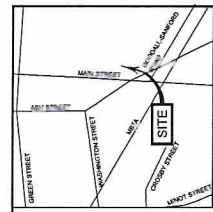
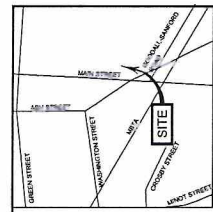
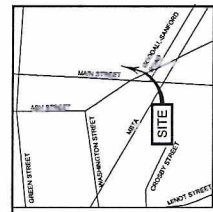
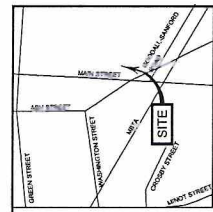
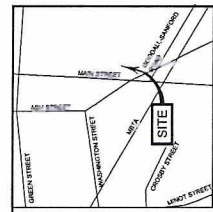
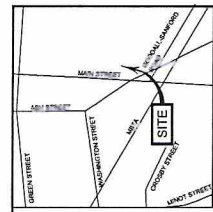
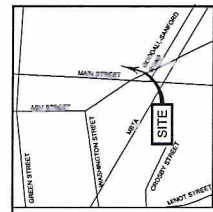
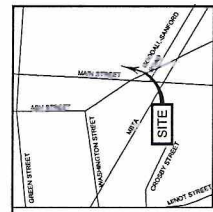
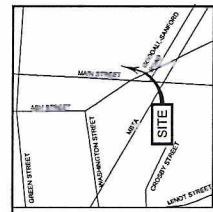
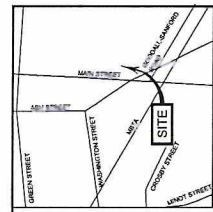
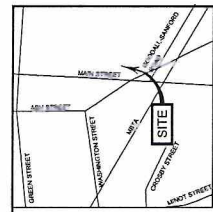
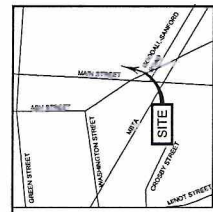
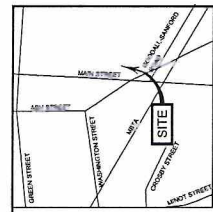
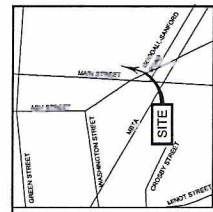
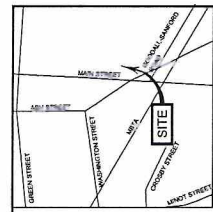
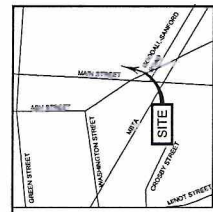
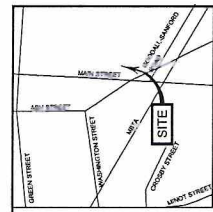
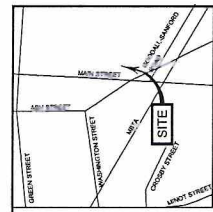
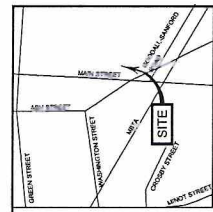
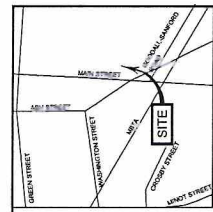
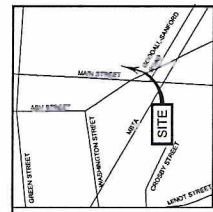
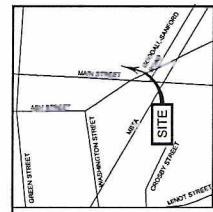
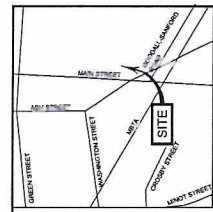
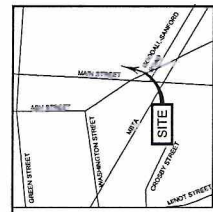
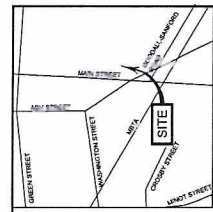
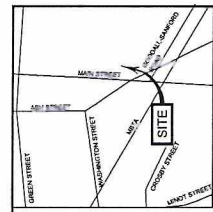
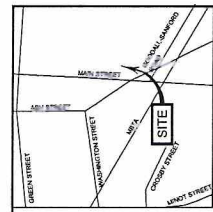
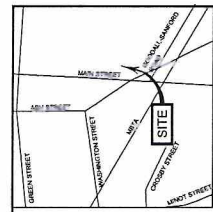
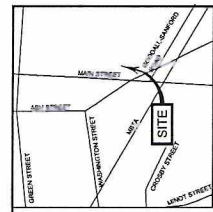
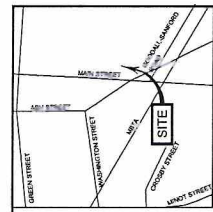
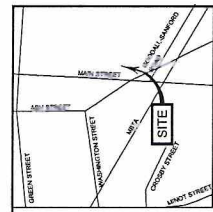
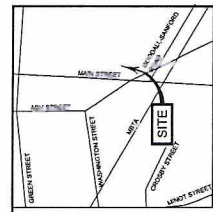
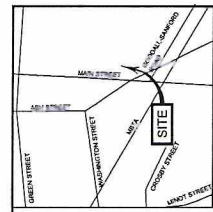
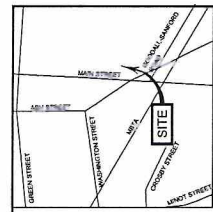
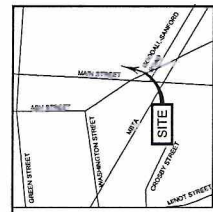
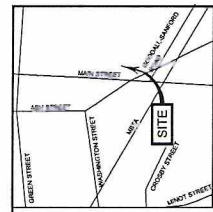
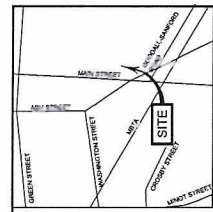
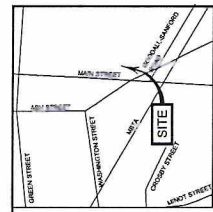
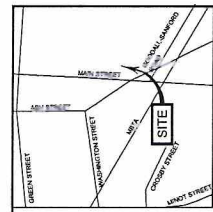
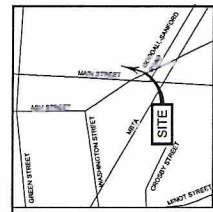
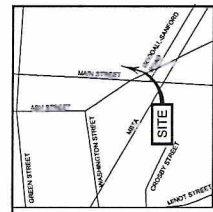
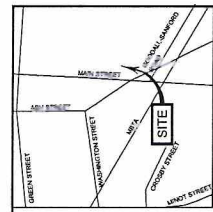
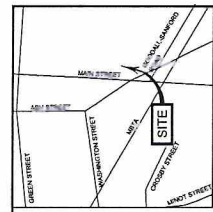
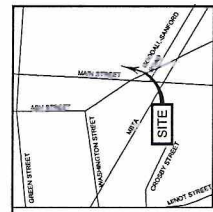
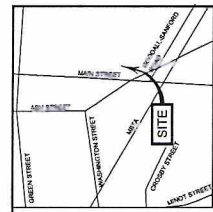
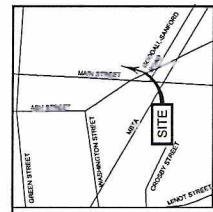
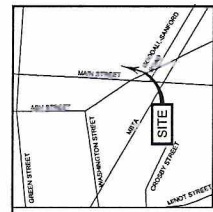
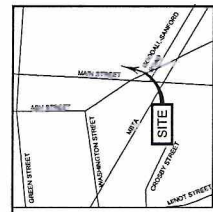
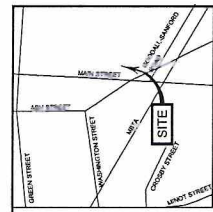
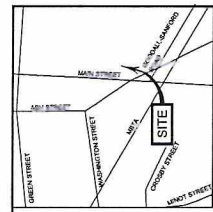
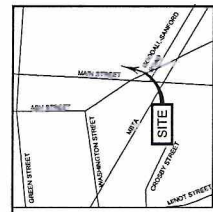
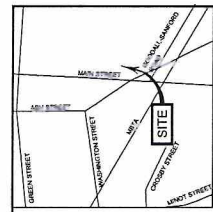
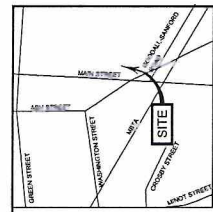
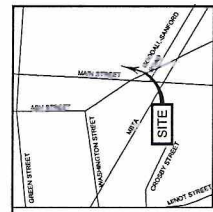
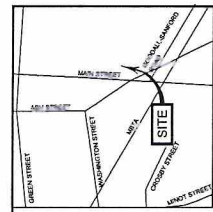
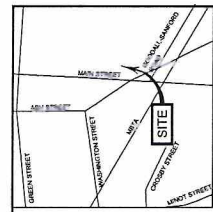
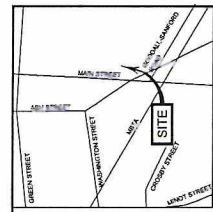
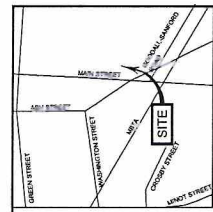
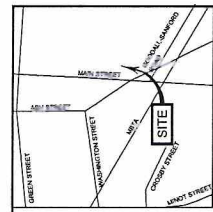
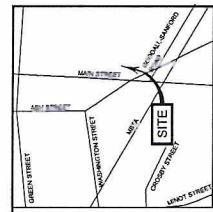
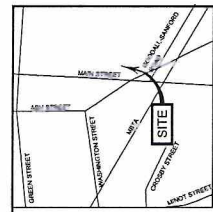
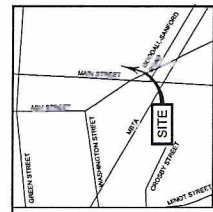
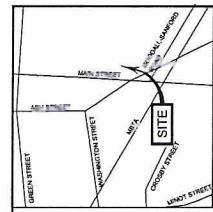
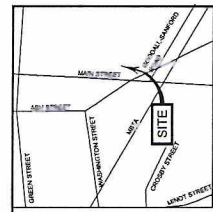
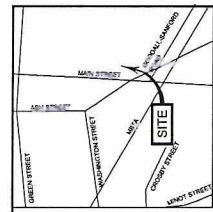
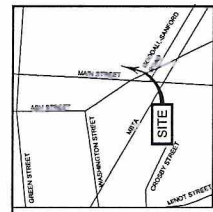
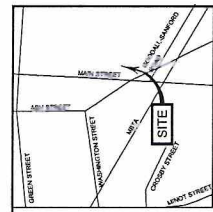
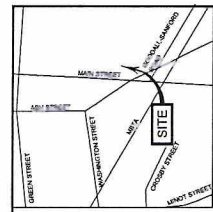
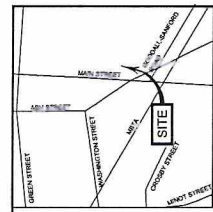
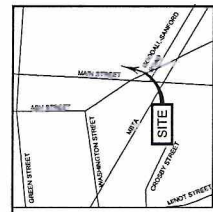
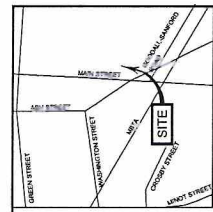
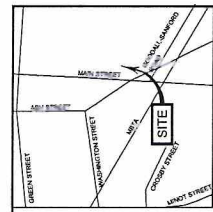
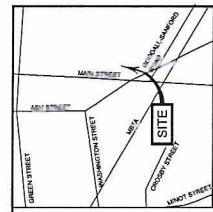
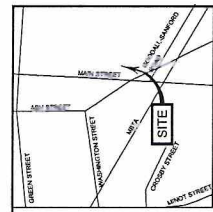
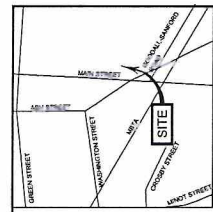
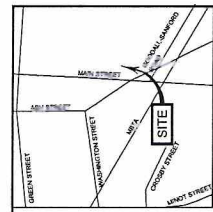
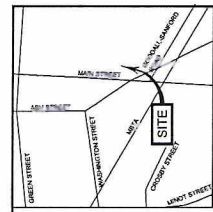
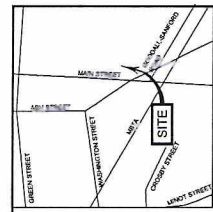
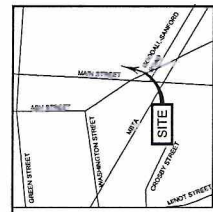
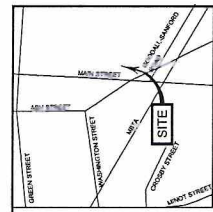
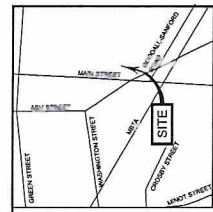
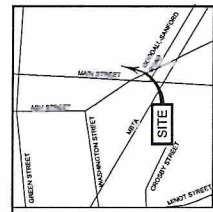
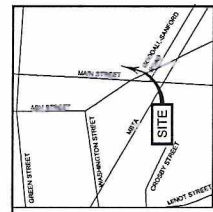
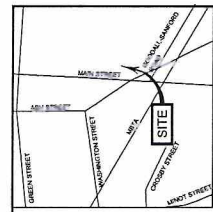
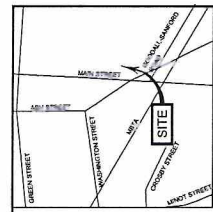
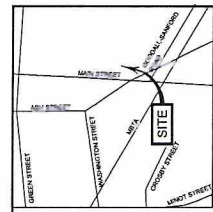
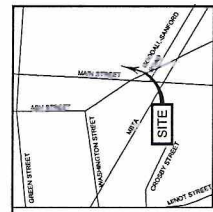
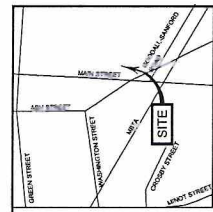
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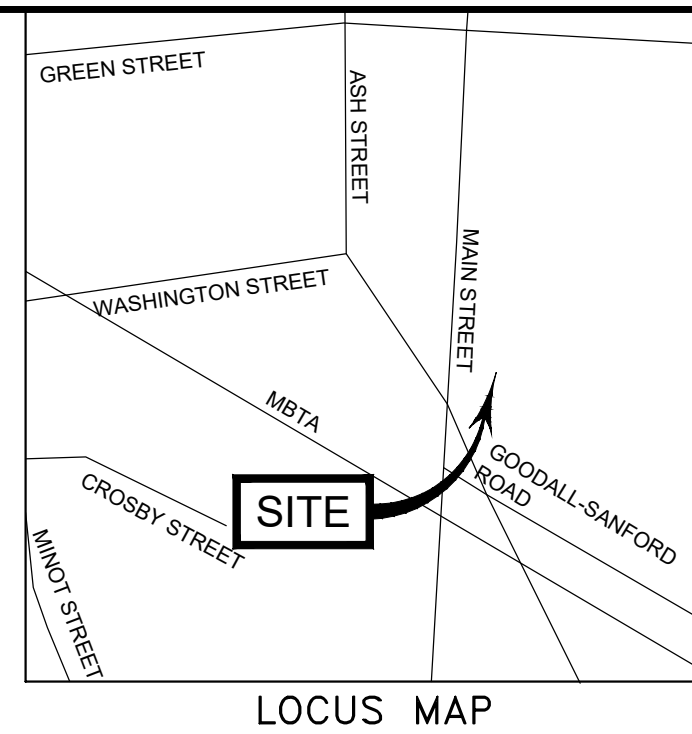
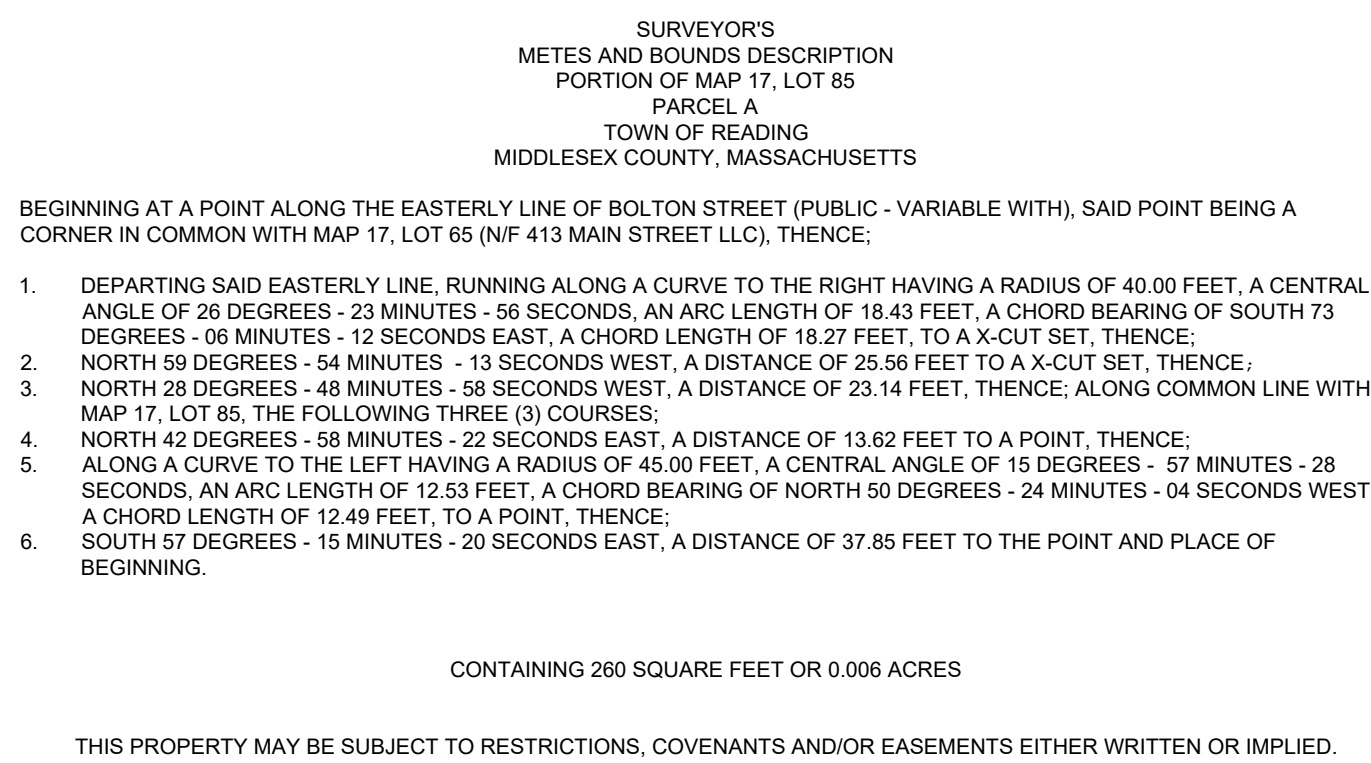


413 Broadway, LLC

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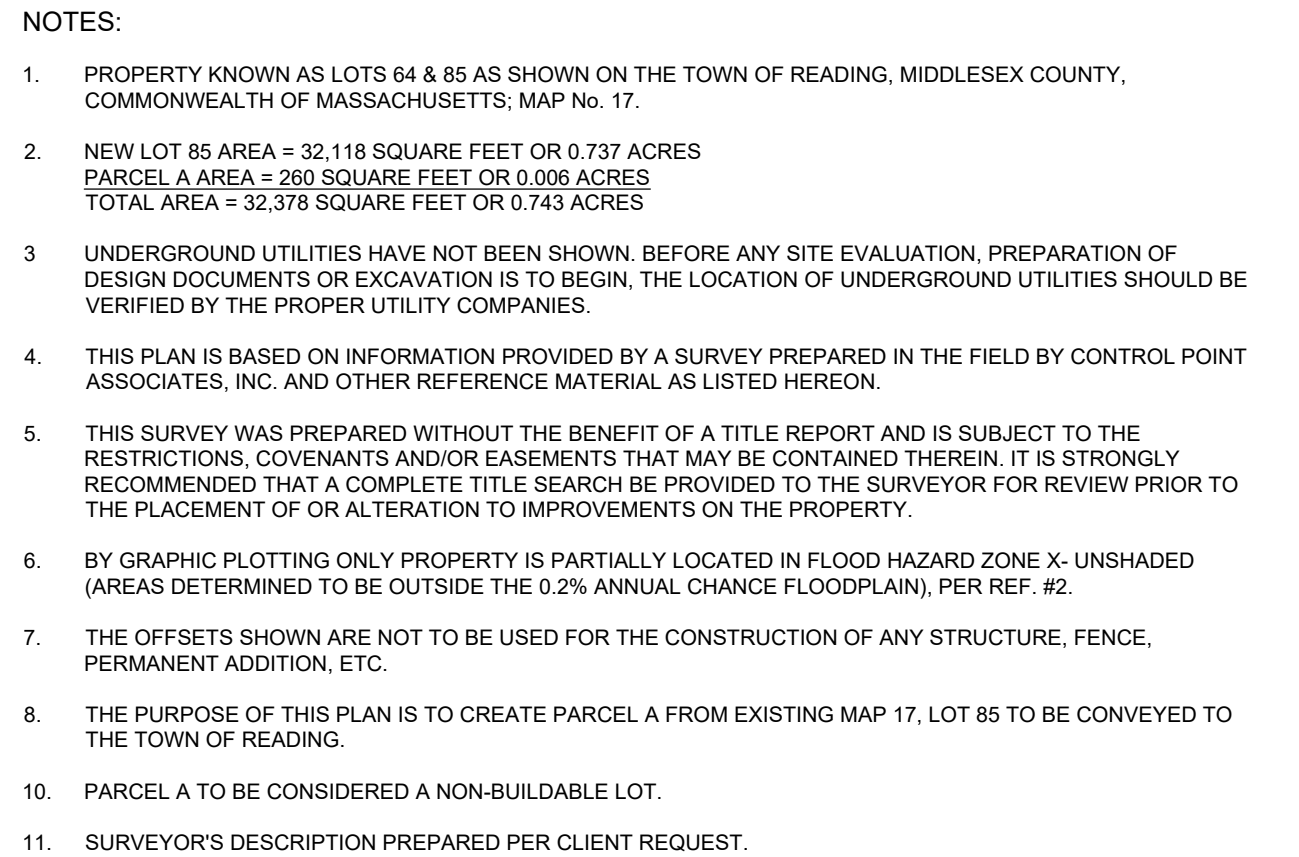
Exhibit A





THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED



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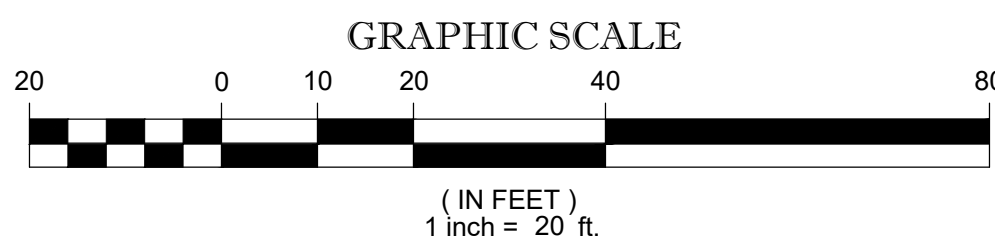
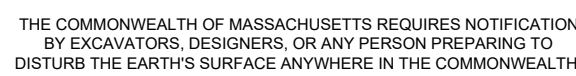


REFERENCES:

1. THE TAX ASSESSOR'S MAP OF THE TOWN OF READING, MIDDLESEX COUNTY, MAP 17.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS), PANEL 313 OF 656", MAP NUMBER 25017C0313E, MAP EFFECTIVE : JUNE 4, 2010.
3. MAP ENTITLED "GENERAL & LOCATION PLAN," PREPARED BY GOLDEN LAND SURVEY, INC. REVISED DATED MAY 23, 1995.
4. MAP ENTITLED "BOLTON STREET READING, MASSACHUSETTS," PREPARED BY JAMES T. PUTNAM, DATED JANUARY 17, 1955, RECORDED IN MIDDLESEX REGISTRY OF DEEDS AS PLAN NUMBER 861 OF 1955.
5. MAP ENTITLED "PLAN OF LAND IN READING, MASSACHUSETTS, PREPARED FOR McDONALD'S CORPORATION," PREPARED BY GOLDEN LAND SURVEYING, INC., DATED OCTOBER 13, 1994.
6. MAP ENTITLED "PLAN OF LAND READING, MASSACHUSETTS," PREPARED BY L.G. BRACKETT & CO., INC., DATED OCTOBER 21, 1963, RECORDED IN MIDDLESEX REGISTRY OF DEEDS AS PLAN NUMBER 1773 OF 1963.
7. MAP ENTITLED "McDONALD'S SYSTEM INCORPORATED, READING, MASSACHUSETTS, SITE PLAN SHOWING NEW CULVERT," PREPARED BY RAY FITZMAURICE - CONSULTING ENGINEER, REVISED DATED JULY 16, 1963.
8. MAP ENTITLED "BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY," PREPARED FOR McDONALD'S USA, LLC, PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED NOVEMBER 10, 2022, LAST REVISED SEPTEMBER 15, 2023.
9. MAP ENTITLED "PLAN OF ROAD IN THE TOWN OF READING, MIDDLESEX COUNTY, LAID OUT AS A STATE HIGHWAY BY THE MASSACHUSETTS HIGHWAY COMMISSION" PREPARED BY THE MASSACHUSETTS HIGHWAY COMMISSION, DATED SEPTEMBER 8, 1915. LAYOUT NO. 1645, ONE SHEET.
10. MAP ENTITLED "ALTANSPS LAND TITLE SURVEY" PREPARED FOR MACDONALD'S USA, LLC, PREPARED BY CONTROL POINT ASSOCIATES, DATED JANUARY 22, 2024.

3-12-2024
DATE

FIELD DATE 9-15-2023	 APPROVAL NOT REQUIRED PLAN OF LAND McDONALD'S USA, LLC			
FIELD BOOK NO. 22-15 MA	413 MAIN STREET LOT 64 & 85, MAP 17			
FIELD BOOK PG. 21 & 22	TOWN OF READING, MIDDLESEX COUNTY COMMONWEALTH OF MASSACHUSETTS			
FIELD CREW S.B.S.	 CONTROL POINT ASSOCIATES, INC.			
DRAWN: J.P.M.	352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 508.945.3000 - 508.945.3006 FAX			
REVIEWED: R.J.K.	APPROVED: G.L.H.	DATE 3-12-2024	SCALE 1"=20'	FILE NO. 03-180087-00
				DWG. NO. 1 OF 1



July 15, 2025			
	Office Hours		6:30
	Pledge of Allegiance		7:00
	Overview of Meeting		
	Public Comment (for any items not included on the agenda)		7:05
	Town Manager Report		7:15
	Community Spotlight		
Public Hearing	PTTTF Arcadia Avenue Parking Amendments		
	Eastern Gateway Priority Planning Update	Andrew MacNichol	10 mins
	Annual Update from Reading Ice Arena Authority		
	Discuss and Vote on Board & Committee FY26 Budget Requests		
	Discuss Communication Tracking Methods		5 mins
	Discuss Forming a Water & Sewer Rate Advisory Committee		
	Discuss Potential Override/Budget Review (Recurring Discussion)		10 mins
	Select Board Liaison Reports		
	Future Agendas		
	Approve Meeting Minutes		
August 5, 2025			
	Pledge of Allegiance		7:00
	Overview of Meeting		
	Public Comment (for any items not included on the agenda)		7:05
	Town Manager Report		7:15
	Community Spotlight		
	Select Board Liaison Reports		
	Future Agendas		
	Approve Meeting Minutes		
August 26, 2025			
	Pledge of Allegiance		7:00
	Overview of Meeting		
	Public Comment (for any items not included on the agenda)		7:05
	Town Manager Report		7:15
	Community Spotlight		
	Select Board Liaison Reports		
	Future Agendas		
	Approve Meeting Minutes		
September 9, 2025			
	Pledge of Allegiance		7:00

	Overview of Meeting		
	Public Comment (for any items not included on the agenda)		7:05
	Town Manager Report		7:15
	Community Spotlight		
	Select Board Liaison Reports		
	Future Agendas		
	Approve Meeting Minutes		
September 23, 2025			
	Pledge of Allegiance		7:00
	Overview of Meeting		
	Public Comment (for any items not included on the agenda)		7:05
	Town Manager Report		7:15
	Community Spotlight		
	Close Warrant: Subsequent Town Meeting		
	Select Board Liaison Reports		
	Future Agendas		
	Approve Meeting Minutes		
October 7, 2025			
	Pledge of Allegiance		7:00
	Overview of Meeting		
	Public Comment (for any items not included on the agenda)		7:05
	Town Manager Report		7:15
	Community Spotlight		
	Select Board Liaison Reports		
	Future Agendas		
	Approve Meeting Minutes		
October 21, 2025			
	Pledge of Allegiance		7:00
	Overview of Meeting		
	Public Comment (for any items not included on the agenda)		7:05
	Town Manager Report		7:15
	Community Spotlight		
	Select Board Liaison Reports		
	Future Agendas		
	Approve Meeting Minutes		
November 4, 2025			
	Pledge of Allegiance		7:00
	Overview of Meeting		
	Public Comment (for any items not included on the agenda)		7:05
	Town Manager Report		7:15

	Community Spotlight		
	Select Board Liaison Reports		
	Future Agendas		
	Approve Meeting Minutes		
November 10, 2025	Town Meeting		
November 13, 2025	Town Meeting		
November 17, 2025	Town Meeting		
November 20, 2025	Town Meeting		
December 2, 2025			
	Pledge of Allegiance		7:00
	Overview of Meeting		
	Public Comment (for any items not included on the agenda)		7:05
	Town Manager Report		7:15
	Community Spotlight		
	Approve Annual Licenses		
	Select Board Liaison Reports		
	Future Agendas		
	Approve Meeting Minutes		
December 3, 2025			
	Pledge of Allegiance		7:00
	Overview of Meeting		
	Public Comment (for any items not included on the agenda)		7:05
	Town Manager Report		7:15
	Community Spotlight		
	Budget Presentations		
	Select Board Liaison Reports		
	Future Agendas		
	Approve Meeting Minutes		
December 9, 2025			
	Pledge of Allegiance		7:00
	Overview of Meeting		
	Public Comment (for any items not included on the agenda)		7:05
	Town Manager Report		7:15
	Community Spotlight		
	Budget Presentations		
	Select Board Liaison Reports		
	Future Agendas		
	Approve Meeting Minutes		

Select Board Meeting – May 27, 2025, 7:00 pm

Open Session

Town Hall Select Board Meeting Room

Members Present: Chris Haley, Melissa Murphy, Karen Rose-Gillis, Carlo Bacci (7:35pm), Karen Gately Herrick

Others Present: Town Manager Matt Kraunelis, Assistant Town Manager Jayne Wellman, CFO Sharon Angstrom (remote), Treasurer/Assistant CFO Diane Morabito (remote), DPW Director Chris Cole, Assistant DPW Director Mike Kessman, Technology Director Kevin Furilla (remote), Town Clerk Laura Gemme (remote), Matthew Abrahams (remote), Angela Binda, Bob Holmes, Kathi Crook, Geoffrey Coram, Nancy Docktor, Taylor Gregory, Linda Snow Dockser, Richard Keogh, Kathi Crook, Stephen Crook, Everett Blodgett, Virginia Blodgett, Ace Foulds, Alan Foulds, Kendra Cooper, Bruce Cooper, Bob Beckman, Rita Robertson, Matt Sullivan, Laura Stella (remote), A. Stith (remote), Margaret Donnelly Moran (remote), Christopher R. Cook (remote), Johnathan Barnes (remote), Balram (remote), Sarah B (remote).

This meeting was held in-person in the Town Hall Select Board Meeting Room and remotely via Zoom.

Chair Chris Haley called the meeting to order at 7:00 pm.

Procedural Update from the Chair

Chris Haley shared updates to how he and Co-Chair Melissa Murphy will run meetings including beginning meetings with the Pledge of Allegiance, including motions in the packet, allowing comments from the public on all agenda items, discussing and voting on agenda items at the same meeting, adding email communications to the packet, adding Community Spotlight, limiting presentations to ten minutes or less, and running of the meetings will alternate between Mr. Haley and Ms. Murphy.

Public Comment (for any items not included on the agenda)

Angela Binda of 10 Orchard Park Drive shared details of the Pride Parade event scheduled for June 7th.

Nancy Docktor of 371 Pearl Street thanked those who attended the tree planting on the 26th, and the Tree Warden and DPW crew for planting 300 trees. She also noted that she renewed her RCTV membership and advocated for Chair involvement in VASC interviews.

Bob Holmes stated that this will be his last meeting covering the Select Board for the Daily Times Chronicle.

Linda Snow Dockser of Beaver Road thanked Mr. Holmes for his articles over the years, and expressed her appreciation for RCTV and their services.

Taylor Gregory of Pleasant Street spoke in support of RCTV and their services.

Town Manager Report

Town Manager Matt Kraunelis highlighted the Memorial Day ceremony this past weekend, and the upcoming Police Department Open House. He thanked artist Rob Surette for the new portrait of Harriet Tubman, which has been added to the Hero Art Series in the Select Board Room. The Green Communities process is almost complete. He apologized for the inconveniences at the recent rigid plastic collection event, which saw an overwhelming response, and space ran out. He noted additional pickup and collection events scheduled.

Assistant Town Manager Jayne Wellman shared that the Town received its designation that it is compliant with the MBTA Communities law. The Request for Proposals (RFP) for the next trash and recycling contract has been issued, and the contract is expected to be awarded in August or September. Following the passage of the debt exclusion votes, the Permanent Building Committee and Killam School Building Committee are continuing with their meetings.

Community Spotlight

Town Manager Matt Kraunelis highlighted that this week is both National EMS Week and National Public Works Week. He shared letters written to each department thanking them for their incredible work all year-round.

Mr. Kraunelis also welcomed new business, Presence and Company at 557 Main Street, which will be holding their ribbon cutting and open house on June 16th.

Discuss and Vote to Authorize Short-Term Debt Related to the High School Field House Improvements

Assistant CFO Diane Morabito and CFO Sharon Angstrom presented the request for short-term borrowing for \$3 million for improvements to the High School Field House floor and bleachers. This is a short-term bond anticipation note (BAN), so the project can begin in June, with permanent borrowing to pay back the BAN coinciding with the borrowing in January for the Killam and Reading Center for Active Living (ReCAL) projects.

Karen Gately Herrick moved to dispense with the reading of the motion. The motion was seconded by Melissa Murphy and approved by a vote of 5-0.

Karen Rose-Gillis moved to approve the authorizing of short-term debt related to the High School Field House improvements. The motion was seconded by Melissa Murphy and approved by a vote of 5-0.

Preview FY26 Water and Sewer Rates

Matthew Abrahams from the Abrahams Group presented an update on the water and sewer enterprise funds and discussed potential rate changes for FY2026. The Select Board reviewed the water and sewer rate studies, which included 10-year projections, with options for rate increases ranging from 0% to 3.25% annually. The Board discussed how retained earnings could cover deficits through FY29 but not beyond, prompting the need for rate action to ensure long-term sustainability. The Board requested an additional scenario showing a 1% rate increase for the public hearing at the next meeting.

Public Hearing: Discuss and Vote on FY26 Non-Union Classification & Compensation Plan

Chair Chris Haley opened the Public Hearing and Karen Rose-Gillis read the Hearing Notice.

Town Manager Matt Kraunelis noted the changes to the classification plan including the addition of the Volunteer Coordinator and the reclassification of the GIS Administrator to the GIS and Database Administrator.

Karen Rose-Gillis moved to close the Public Hearing regarding the FY26 Non-union Classification and Compensation Schedule. The motion was seconded by Karen Gately Herrick and approved by a vote of 5-0.

Karen Rose-Gillis moved to approve the FY26 Non-union Classification and Compensation Schedules as presented. The motion was seconded by Melissa Murphy and approved by a vote of 5-0.

Arbor Day Proclamation, April 25th, to Maintain Tree City USA Designation

Town Manager Matt Kraunelis noted that although Arbor Day has passed, in order to maintain the Tree City USA designation, a proclamation from the Select Board is required.

Karen Rose-Gillis read the Arbor Day Proclamation.

Karen Rose-Gillis moved to proclaim April 25, 2025 as Arbor Day in the Town of Reading. The motion was seconded by Karen Gately Herrick and approved by a vote of 5-0.

Discuss Liaison Assignments

The Select Board reviewed the list of liaison assignments to volunteer Boards and Committees and made several updates to the list. They clarified that while attending all committee meetings in person is ideal, Board members should focus on making meetings when time permits, and Chairs can reach out directly to the Board if needed.

Discuss Charge for Master Plan Committee

The Select Board discussed the creation of a Master Plan Committee. The Chair of the Community Planning and Development Commission (CPDC) suggested not all five CPDC members may want to serve due to the workload. The Board is waiting for CPDC's June meeting to get more input before finalizing the committee composition and charge. They are also exploring funding options, including potentially combining aspects with the facilities master plan to save money. The Board agreed to revisit this topic after CPDC's meeting to determine next steps.

Discuss RCTV Contract Renewal

Town Manager Matt Kraunelis explained that the contract with Reading Community Television (RCTV) expires at the end of June. The Town can either renew the contract, or put out a Request for Proposals (RFP) for a new provider of local cable access services. Several Board members expressed concern about RCTV's performance and leadership, and disappointment with RCTV's lack of innovation, limited outreach, and failure to cover important events, like the recent election. The Board decided not to renew RCTV's contract

immediately but will continue discussions and explore options for providing community television services.

Several members from the public, including Kathi Crook, Geoffrey Coram, Ace Foulds, Bob Beckman, Everett Blodgett, Rita Robertson, Matt Sullivan, Bruce Cooper, Linda Snow-Dockser, Kendra Cooper, and Stephen Crook, spoke in favor and support of RCTV.

Discuss Pleasant Street Center Appraisal

The Select Board reviewed the recent property appraisal of the Pleasant Street Center for \$965,000, and expressed concerns about the valuation, which was lower than anticipated. They briefly discussed options such as selling, leasing, or repurposing the property. They agreed to get a second opinion on the appraisal.

Discuss and Vote on Select Board Policy Article 1, Section 1.4 Communication

Due to an error with the version of the Policy included in the packet, the Board agreed to address this item at their next meeting.

Discuss Select Board Retreat

Staff will research possible dates and send a Doodle Poll to schedule a Select Board retreat to come up with shared goals.

Select Board Liaison Reports

Karen Rose-Gillis shared that she attended the Korean Ambassador Peace Medal Ceremony, planted trees in the Town Forest, attended Town Meeting, and attended the Memorial Day ceremony at all four cemeteries.

Karen Gately Herrick praised the Veterans Services Officer for planning the Memorial Day ceremony, noted the upcoming event honoring the anniversary of Lafayette's visit to Reading, spoke with the Climate Advisory Committee about coming up with a tree bylaw, and attended the unveiling of a 15-megawatt power battery center in North Reading.

Melissa Murphy stated that she attended the CPDC meeting where they discussed elements of phase II of the Birch Meadow project, and attended the Police and Fire promotion ceremony. She also expressed her excitement that both the Killam School and

ReCAL projects both at Town Meeting and on the ballot, and noted the importance of keeping a close eye on the budget of both projects.

Chris Haley stated that he attended the Maillet Sommes & Morgan clean-up event and the Memorial Day celebration. He also noted that the Police Department is assisting with the planning of the event to honor the anniversary of General Lafayette's visit to Reading.

Future Agendas

Future agendas will include a discussion on Airbnb status, discussion on the bylaw for fences for sports, a discussion on the Town budget, a proclamation for Pride Month, and a continuation on the discussion on RCTV.

Discuss and Vote to Approve Prior Meeting Minutes

Karen Rose-Gillis moved to approve the April 14, 2025 and April 28, 2025 meeting minutes as presented. The motion was seconded by Karen Gately Herrick and approved by a vote of 5-0.

Carlo Bacci moved to adjourn at 11:00 pm. The motion was seconded by Melissa Murphy and approved by a vote of 5-0.

Select Board Meeting – June 3, 2025, 7:30 pm

Open Session

Virtual – Zoom

Members Present: Chris Haley, Melissa Murphy, Karen Rose-Gillis, Carlo Bacci, Karen Gately Herrick

Others Present: Town Manager Matt Kraunelis, Executive Assistant Jacquelyn LaVerde

This meeting was held remotely via Zoom.

Chair Chris Haley called the meeting to order at 7:30 pm.

Roll call Attendance: Melissa Murphy, Karen Rose-Gillis, Karen Gately Herrick, Carlo Bacci, Chris Haley.

Discuss and Vote on Pride Month Resolution

Karen Rose-Gillis read the Reading Select Board Resolution for Pride Month.

Karen Rose-Gillis moved that June 2025 be recognized as Pride Month in the Town of Reading. The motion was seconded by Karen Gately Herrick and approved by a unanimous roll call vote of 5-0.

Roll call vote: Carlo Bacci – Yes, Melissa Murphy – Yes, Karen Rose-Gillis – Yes, Karen Gately Herrick – Yes, Chris Haley – Yes.

Karen Rose-Gillis moved to adjourn at 7:35 pm. The motion was seconded by Karen Gately Herrick and approved by a unanimous roll call vote of 5-0.

Roll call vote: Carlo Bacci – Yes, Melissa Murphy – Yes, Karen Rose-Gillis – Yes, Karen Gately Herrick – Yes, Chris Haley – Yes.