

COMMONWEALTH OF MASSACHUSETTS

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

By virtue of this Warrant, I Thomas Freeman, on October 17, 2019 notified and warned the inhabitants of the Town of Reading, qualified to vote on Town affairs, to meet at the place and at the time specified by posting attested copies of this Town Meeting Warrant in the following public places within the Town of Reading:

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

The date of posting being not less than fourteen (14) days prior to November 12, 2019, the date set for Town Meeting in this Warrant.

I also caused a posting of this Warrant to be published on the Town of Reading website on October 15, 2019.



Constable, Thomas Freeman

A true copy Attest:



Laura Gemme, Town Clerk

TOWN WARRANT



COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

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

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of the Town of Reading, qualified to vote in the Local Elections and Town affairs, to meet at the Reading Memorial High School Performing Arts Center, 62 Oakland Road, in said Reading, on Tuesday November 12, 2019 at seven-thirty o'clock in the evening, at which time and place the following articles are to be acted upon and determined exclusively by Town Meeting Members in accordance with the provisions of the Reading Home Rule Charter.

ARTICLE 1 To hear and act on the reports of the Select Board, School Committee, Library Trustees, Municipal Light Board, Finance Committee, Bylaw Committee, Town Manager, Town Accountant and any other Town Official, Board or Committee.

Select Board

ARTICLE 2 To choose all other necessary Town Officers and Boards or Committees and determine what instructions shall be given Town Officers and Boards or Committees, and to see what sum the Town will vote to appropriate by borrowing or transfer from available funds, or otherwise, for the purpose of funding Town Officers and Boards or Committees to carry out the instructions given to them, or take any other action with respect thereto.

Select Board

ARTICLE 3 To see if the Town will vote to amend the FY 2020-30 Capital Improvements Program as provided for in Section 7-7 of the Reading Home Rule Charter and as previously amended, or take any other action with respect thereto.

Select Board

ARTICLE 4 To see if the Town will vote to amend the Town's Operating Budget for the Fiscal Year commencing July 1, 2019, as adopted under Article 20 of the Annual Town Meeting of April 2, 2019; and to see if the Town will vote to raise and appropriate, borrow or transfer from available funds, or otherwise provide a sum or sums of money to be added to the amounts appropriated under said Article, as amended, for the operation of the Town and its government, or take any other action with respect thereto.

Finance Committee

ARTICLE 5 To see if the Town will vote to raise and appropriate, transfer from available funds or otherwise provide a sum or sums of money to pay bills remaining unpaid from prior fiscal years for goods and services actually rendered to the Town, or take any other action with respect thereto.

Select Board

ARTICLE 6 To see if the Town will vote to authorize the Select Board to sell, exchange, or dispose of, various items of Town tangible property, upon such terms and conditions as they may determine; or take any other action with respect thereto.

Select Board

ARTICLE 7 To see if the Town will vote to transfer funds received from the Commonwealth of Massachusetts in payment for development within the Town's 40R Smart Growth Zoning Districts from Free Cash into the Smart Growth Stabilization Fund; or take any other action with respect thereto.

Select Board

ARTICLE 8 To see if the Town will vote to amend the votes taken under Article 15 of the April 2, 2013 Annual Town Meeting to reduce the amount authorized thereby for Sewer Collection System Bonds by \$246,000; and under Article 4 of the April 2, 2015 Special Town Meeting for the Birch Meadow Field Lighting Bonds by \$900,000 respectively; or take any other action with respect thereto.

Select Board

ARTICLE 9 To see if the Town will vote, pursuant to Section 103(j) of Chapter 32 of the Massachusetts General Laws, to accept an increase in the maximum Retirement Cost of Living Base, from \$12,000 to \$14,000, as accepted by the Reading Retirement Board, such acceptance to be effective as of the date that a certification of the Town Meeting vote is filed with the Public Employee Retirement Administration Commission.

Reading Retirement Board

ARTICLE 10 To see if the Town will vote to authorize the Town Manager to enter into a contract or contracts for the purpose of securing the services of an Affordable Housing Monitoring Agent, including any extension, renewal or option under an existing contract, for a term in excess of three years, upon such terms and conditions determined by the Town Manager to be in the best interests of the Town; or take any other action with respect thereto.

Select Board

ARTICLE 11 To see if the Town will vote to authorize the Town Manager to enter into a contract or contracts for the acceptance, processing or disposal of its municipal solid waste, including any extension, renewal or option under an existing contract, for a term in excess of three years, upon such terms and conditions determined by the Town Manager to be in the best interests of the Town; or take any other action with respect thereto.

Select Board

ARTICLE 12 To see if the Town will vote to authorize the Select Board, on behalf of the Town, to petition the General Court for passage of a special law substantially as provided below. The Legislature may make clerical or editorial changes in form only to the bill, unless the Select Board approves amendments to the bill before enactment by the Legislature. The Select Board is hereby authorized to approve amendments that shall be within the scope of the general public objectives of this petition.

AN ACT AUTHORIZING THE TOWN OF READING TO ESTABLISH A MEANS TESTED
SENIOR CITIZEN PROPERTY TAX EXEMPTION

SECTION 1. With respect to each qualifying parcel of real property classified as class one, residential in the town of Reading there shall be an exemption from the property tax in an amount to be set annually by the select board as provided in section 3. The exemption shall be applied to the domicile of the taxpayer only. For the purposes of this act, "parcel" shall be a unit of real property as defined by the board of assessors under the deed for the property and shall include a condominium unit. The exemption provided for herein shall be in addition to any and all other exemptions allowed by the General Laws.

SECTION 2. The board of assessors may deny an application if they find the applicant has excessive assets that place them outside of the intended recipients of the senior exemption created by this act. Real property shall qualify for the exemption under section 1 if all of the following criteria are met:

- (a) The qualifying real property is owned and occupied by a person whose prior year's income would make the person eligible for the circuit breaker income tax credit under section 6(k) of chapter 62 of the General Laws;
- (b) The qualifying real property is owned by a single applicant age 65 or older at the close of the previous year or jointly by persons either of whom is age 65 or above at the close of the previous year and if the joint applicant is 60 years of age or older;
- (c) The qualifying real property is owned and occupied by the applicant or joint applicants as their domicile;
- (d) The applicant or at least 1 of the joint applicants has been domiciled and owned a home in the town of Reading for at least 10 consecutive years before filing an application for the exemption;

(e) The maximum assessed value of the domicile is no greater than the prior year's maximum assessed value for qualification for the circuit breaker income tax credit under Section 6(k) of chapter 62 of the General Laws as adjusted annually by the Department of Revenue; and

(f) The board of assessors has approved the application.

SECTION 3. The select board shall annually set the exemption amount provided for in section 1 at one hundred and fifty per cent of the amount of the circuit breaker income tax credit under section 6(k) of chapter 62 of the General Laws for which the applicant qualified in the previous year. The total amount exempted by this act shall be allocated proportionally within the tax levy on all residential taxpayers.

SECTION 4. A person who seeks to qualify for the exemption under section 1 shall, before the deadline established by the board of assessors, file an application, on a form to be adopted by the board of assessors, with the supporting documentation of the applicant's income and assets as described in the application. The application shall be filed each year for which the applicant seeks the exemption.

SECTION 5. No exemption shall be granted under this act until the Department of Revenue certifies a residential tax rate for the applicable tax year where the total exemption amount is raised by a burden shift within the residential tax levy.

SECTION 6. This act shall expire after 3 years of implementation of the exemption.

or take any other action with respect thereto.

Select Board

ARTICLE 13 To see if the Town will vote to amend the Zoning Bylaw as follows:

1. By inserting into Section 5.6.5.3, in appropriate alphabetical order, a new definition, as follows:

Hemp: As defined in M.G.L. c.94G, §1.

2. By deleting the definition of Marijuana, in its entirety, from Section 5.6.5.3, and inserting, in place thereof, a new definition, as follows:

Marijuana: As defined in M.G.L. c.94G, §1.

or take any other action with respect thereto.

Community Planning and Development Commission

ARTICLE 14

To see if the Town will vote to amend the Zoning Bylaw as follows:

1. By deleting Note 1 and all references thereto from Section 5.3.1, Table of Uses for Business and Industrial Districts, and renumbering existing Notes 2 through 6, and all references thereto in the Table, as Notes 1 through 5, respectively, to account for these deletions.
2. By revising Note 1 to Section 5.3.2, Table of Uses for Residence Districts, as shown below, with additions being shown in bold and deletions being struck through:
 1. In a Residence District, a single-family dwelling existing prior to April, 1942, which at that time had at least eight (8) finished and habitable principal rooms, **upon receipt of a Special Permit from the Zoning Board of Appeals**, may be ~~altered~~-converted into a two-family dwelling, provided that the **conversion does not increase the gross floor area of the structure by the lesser of 1000 square feet or one-third of the gross floor area of the dwelling existing on the date of application for conversion or on January 1, 2020, whichever is earlier, and that** the external appearance of a ~~the existing~~ single-family dwelling is retained.
After a structure is converted to a two-family under this Footnote, no future additions to the structure will be allowed. At such time that the original pre-1942 single-family dwelling is voluntarily demolished, rights to a two-family under this Footnote – whether granted by-right (prior to November 2019) or by Special Permit – shall be discontinued.
3. By removing Note 1 from the entry in Table 5.3.2 for “Single Family Dwelling” under the column for the RES/S-15/S-20/S-40 Zoning Districts, and assigning Note 1 to the entry for Two-Family Dwelling under the column for the RES/S-15/S-20/S-40 Zoning Districts.

or take any other action with respect thereto.

Community Planning and Development Commission

ARTICLE 15

To see if the Town will vote to amend the Zoning Bylaw as follows:

1. By inserting in Section 2.0, Definitions, in alphabetical order, the following definition:

Mixed Use: The combination of two or more permitted principal uses from different principal use categories in the Table of Uses, one of which is a Residential Use, within a structure or project.
2. By adding new Section 5.2.4, to read as follows:

5.2.4 Any lot or structure within a Business or Industrial District may contain multiple principal and accessory uses insofar as each use is permitted either by-right or by special permit in that district. If one of the uses is a Residential Use, then the Mixed-Use Regulations shall apply.

3. By inserting a new row to Section 5.3.1, Table of Uses for Business and Industrial Districts, under the category of "Other Uses" and immediately following the existing row for "Live/Work Facility," as follows:

PRINCIPAL USES	BUS A	BUS B	BUS C	IND	PUD-B Overlay	PUD-I Overlay
Other Uses						
Mixed-Use	SPP	No	SPP	No	No	No

4. By adding a new Section 5.6.8, to read as follows:

5.6.8 Mixed-Use Regulations

In a Mixed-Use project, the uses may be combined either horizontally or vertically. In a Mixed-Use project, the uses may be combined within the same structure, as described herein, or separated into different structures if approved by the CPDC. Mixed-Use projects along south Main Street shall be designed to comply with the South Main Street Design Best Practices, to the maximum extent practicable. The CPDC may, by Special Permit, authorize a Mixed-Use project within the Business A or Business C zoning districts, provided that the following requirements are met:

5.6.8.1 Dimensional Requirements

The Intensity Regulations of Section 6.0 and the Dimensional Requirements of Table 6.3 shall apply, with the following exceptions:

- a. A Mixed-Use project proposed on a corner lot may have a 0' setback from both streets.
- b. A Mixed-Use project with a permanent shared parking arrangement with any abutting property may have a 0' setback from said abutting property.

5.6.8.2 Commercial Component

- a. The gross floor area dedicated to commercial space within a Mixed-Use project shall be not less than 25% of the gross floor area of the structure or structures comprising the project, after spaces for access, circulation, egress, mechanicals, and utilities are netted out.

A Mixed-Use project that provides space for existing commercial tenants, so as to maintain current viable businesses on the premises post-redevelopment, shall be given favorable consideration on requests for waivers, dimensional or otherwise.

5.6.8.3 Residential Component

- a. In the portion of a Mixed-Use project that fronts on Main Street, residential units shall be located at the rear or on upper floors only.
- b. Affordable units shall be provided in projects of ten (10) or more residential units, as follows:
 - 1. A minimum of 10% of units shall be made affordable to households earning at or below 80% of Area Median Income, as determined annually by the United States Department of Housing and Urban Development (HUD).
 - 2. Fractional numbers shall always be rounded up (i.e., 1.4 shall be rounded up to 2).

3. The CPDC may waive or allow flexibility for certain dimensional requirements of Section 6.0 and Table 6.3 for a Mixed-Use project that provides at least 10% of units at or below 50% of Area Median Income, OR that provides at least 15% of units at 80% of Area Median Income.

5.6.8.4 Parking

- a. Parking for residential units shall be provided at a minimum ratio of 1.25 per unit.
- b. Parking for commercial uses shall be provided at a minimum ratio of 1 per 300 square feet. Shared parking arrangements between sites are encouraged for commercial uses.
- c. Up to 30% of the total required parking spaces for a Mixed-Use project may be striped and marked as compact spaces (8' X 16').
- d. A comprehensive parking plan shall be submitted that shows that the parking for the Mixed Use project is sufficient in terms of the residential use, as well as the commercial use, detailing how both would work together and be managed.
- e. Bicycle parking shall be provided in any residential parking garage, and on-site for commercial uses.
- f. A Mixed-Use project that provides one or more electric vehicle charging stations, or accommodations for car-sharing (i.e. Zip Car), or one or more spaces for App Ride/TNC drop-off and pick-up shall be given favorable consideration on requests for waivers, dimensional or otherwise.

5.6.8.5 Loading

- a. Loading shall not be staged on Main Street or on any principal streets, side streets or residential streets.
- b. Loading spaces shall be contained entirely on the property of the Mixed-Use project.
- c. One (1) loading space shall be provided for each Mixed-Use project.
- d. An Applicant shall provide a Loading Management Plan that clearly describes how loading for commercial and residential uses will occur and be managed, and how any adverse impacts of such to residential tenants and abutters will be avoided and/or mitigated.

5.6.8.6 Curb Cuts & Driveways

- a. A Mixed-Use project should strive to limit the number and length of curb cuts on Main Street. Where feasible, the Site Plan may consider alternative access points from side streets.

- b. A Mixed-Use project that provides for a future driveway connection to an adjacent parcel or parcels shall be given favorable consideration on requests for waivers, dimensional or otherwise.

5.6.8.7 Waivers

- a. Upon request from the Applicant, the CPDC may consider waiving dimensional and/or other requirements from Sections 5.6.8 and 6.0, and Table 6.3, to promote design flexibility and achieve appropriate density, affordability, mix of uses or design quality if it finds such waiver(s) maintain the intent, purpose and objectives of these Sections.
- b. The provisions of Sections 5.6.8.2 and 5.6.8.3 shall not be waived.

or take any other action with respect thereto.

Community Planning and Development Commission

ARTICLE 16 To see if the Town will vote to amend Section 6.0, Intensity Regulations, of the Zoning Bylaw as shown below, with additions being shown in bold italics and deletions being struck through:

6.0 INTENSITY REGULATIONS

No use shall be established, nor building or structure erected in any district unless it conforms to the dimensional regulations of the Zoning Bylaw, *or has been granted the proper relief*. No existing lot, building or structure shall *be made non-conforming or become more non-conforming with the dimensional regulations of the Zoning Bylaw unless granted the proper relief*.

6.1 General Requirements

6.1.1 Dimensional Requirements

Dimensional requirements for all uses and buildings shall be as set forth in Section 6.3, the "Table of Dimensional Controls." The letters "NA" in this table denote that specific dimensional controls are not applicable to a particular use. Additional requirements shall be as set forth in Sections 6.2 and 6.3.

6.2 Supplementary Requirements

All buildings, structures and uses shall be subject to the following additional requirements:

6.2.1 Lot Shape

6.2.1.1 Minimum Lot Width Specified

Any newly created lot in a Residential District for which a minimum lot width is specified shall satisfy the following requirements:

- a Each lot shall have, in addition to the required frontage, the required minimum lot width at all points between the required frontage and the nearest point on the front wall of any dwelling on such lot; and
- b The angles formed by the intersection of the side lot lines and the right-of-way providing the minimum frontage shall not be less than 45 degrees, *unless said frontage is on a cul-de-sac bulb*.

6.2.1.2 Minimum Lot Width Not Specified

Any newly created lot in any Zoning District for which a minimum lot width is not specified shall satisfy the following requirement:

a The angles formed by the intersection of the side lot lines and the right-of-way providing the minimum frontage shall not be less than 45 degrees, **unless said frontage is on a cul-de-sac bulb.**

6.2.2 Yards

6.2.2.1 In Residence Districts, yard requirements shall not apply to projecting eaves, cornices, chimneys, steps, bow or bay windows, windowsills and belt courses that do not increase the gross floor area of the building.

6.2.3 Height

6.2.3.1 In the Industrial District, a hotel or motel may have a maximum height of eighty-four (84) feet if the following conditions are satisfied:

a No hotel or motel building may cast an unacceptable shadow as determined by the CPDC based on stamped and sealed shadow studies submitted by the Applicant, on any building or lot containing a dwelling unit in existence at the time of the building permit application;

b Along a major street, the hotel or motel building shall be set back a minimum of fifty (50) feet and a landscaped or naturally vegetated buffer at least twenty (20) feet wide shall be provided along the major street, except where there are curb cuts.

6.2.4 Gross Floor Area

6.2.4.1 In Apartment 40 and Business A Districts, the gross floor area of a ~~M~~multi-~~F~~family ~~D~~dwelling, **that is not part of a Mixed-Use project**, shall not exceed forty percent (40%) of the lot area.

6.2.4.2 In the Apartment 80 Districts, the gross floor area of a ~~M~~multi-~~F~~family ~~D~~dwelling shall not exceed the lot area.

6.2.4.3 ***The gross floor area dedicated to commercial space within a Mixed-Use project shall be not less than 25% of the gross floor area of the structure or structures comprising the project, after spaces for access, circulation, egress, mechanicals, and utilities are netted out.***

6.2.5 Landscaped Area

6.2.5.1 In Apartment 40 and Business A Districts, not less than twenty-five percent (25%) of the area of a lot containing a ~~M~~multi-~~F~~family ~~D~~dwelling, **that is not part of a Mixed-Use project**, shall be a landscaped area.

6.2.5.2 In Apartment 80 Districts, not less than thirty-five percent (35%) of the area of a lot containing a ~~M~~multi-~~F~~family ~~D~~dwelling shall be a landscaped area.

6.2.6 Buildings Per Lot

6.2.6.1 In the Apartment 80, **Business A**, Business C, Industrial and PUD-I Districts, a lot may have more than one principal building.

- 6.2.6.2** Where two or more principal buildings are permitted on the same lot:
- a** The minimum distance between the buildings shall be determined, at the discretion of the Building Inspector, as follows:
 - 1** The total distance between the proposed building(s) and any proposed or existing building(s) on the lot is adequate to meet Building Code and Fire Code requirements, accounting for fire-rating and other fire prevention/suppression features; and
 - 2** The Fire Department has sufficient access between the buildings.
 - b** The area between the buildings shall be maintained and kept clear by the property owner.

6.2.7 Upland Requirement

Any portion of a lot lying within a delineated wetlands resource area, as determined by the Reading Conservation Commission, may be credited to the minimum lot area requirements set forth in Section 6.3 only if the portion outside such wetlands resource area is of at least the following size:

Zoning District	Minimum Area Outside of Wetlands Resource Area
Single Family 15	12,000 square feet
Single Family 20	12,000 square feet
Single Family 40	20,000 square feet

6.3 Table of Dimensional Controls

Use	Minimum Lot Width (Feet)	Minimum Area (Square Feet)	Minimum Frontage (Feet)	Required Front Yard¹ (Feet)	Required Side Yard (Feet)	Required Rear Yard (Feet)	Maximum Coverage % of Lot	Maximum Building Height² (Feet)
One or Two Family Dwelling								
In S-15 District	60	15,000	100	20	15	20	25	35
In S-20 Districts	80	20,000	120 ³	20	15	20	25	35
In S-40 Districts	80	40,000	200	20	15	20	25	35
In A-40 Districts		10,000	80	20	15	20	25	40
In Bus-A Districts		NA	NA	15 ⁴	10 ⁴	20 ⁴	25	45
Multi-Family Dwelling								
In A-40 Districts		40,000	80	30	30	30	25	40
In A-80 Districts		80,000	NA	60	60	60	12.5	60
In Bus-A Districts		40,000	NA	15	30	30	25	40
In S-15 Districts		100,000 +	100	20	15	20	25	35
In S-20 Districts		100,000 +	120	20	15	20	25	35
In S-40 Districts		100,000 +	200	20	15	20	25	35
In A-40 Districts		100,000 +	80	20	15	20	25	40

Use	Minimum Lot Width (Feet)	Minimum Area (Square Feet)	Minimum Frontage (Feet)	Required Front Yard ¹ (Feet)	Required Side Yard (Feet)	Required Rear Yard (Feet)	Maximum Coverage % of Lot	Maximum Building Height ² (Feet)
In A-80 Districts		100,000 +	NA	20	NA	NA	NA	60
Mixed-Use								
<i>In Bus-A Districts</i>		NA	NA	0	10 ⁴	20 ⁴	60	45
<i>In Bus-C Districts</i>		NA	NA	10 ⁴	10 ⁴	10 ⁴	60	55 ⁵
Hotel or Motel								
In Bus-A Districts		NA	NA	50 ⁴	10 ⁴	20 ⁴	60	45
In Bus-B Districts		NA	NA	NA	NA	20	85	45
In Bus-C Districts		NA	NA	10 ⁴	10 ⁴	10 ⁴	60	55 ⁵
In Ind Districts		NA	NA	50 ^{6 & 8}	20 ⁶	20 ⁶	60	60 ⁷
Other Permitted Principal Use								
In S-15 Districts		15,000	100	20	15	20	25	35
In S-20 Districts		20,000	120	20	15	20	25	35
In S-40 Districts		40,000	200	20	15	20	25	35
In A-40 Districts		10,000	80	20	NA	NA	NA	40
In A-80 Districts		80,000	NA	20	NA	NA	NA	60
In Bus-A Districts		NA	NA	15 ⁴	10 ⁴	20 ⁴	60	45
In Bus-B Districts		NA	NA	NA	NA	20	85	45
In Bus-C Districts		NA	NA	10 ⁴	10 ⁴	10 ⁴	60	55 ⁵
In Ind Districts		NA	NA	20 ^{6 & 8}	20 ⁶	20 ⁶	60	60
Exempt Uses – School and Church								
In S-15 Districts		15,000	100	15	30	30	25	35
In S-20 Districts		20,000	120	15	30	30	25	35
In S-40 Districts		40,000	200	15	30	30	25	35
In A-40 Districts		10,000	80	NA	30	30	NA	40
In A-80 Districts		80,000	NA	NA	30	30	NA	60
In BUS-A Districts		NA	NA	10 ⁴	30 ⁴	30 ⁴	60	45
In BUS- B Districts		NA	NA	NA	30	30	85	45
In BUS-C Districts		NA	NA	10 ⁴	30 ⁴	30 ⁴	60	55

Use	Minimum Lot Width (Feet)	Minimum Area (Square Feet)	Minimum Frontage (Feet)	Required Front Yard ¹ (Feet)	Required Side Yard (Feet)	Required Rear Yard (Feet)	Maximum Coverage % of Lot	Maximum Building Height ² (Feet)
In Ind Districts		NA	NA	20 ^{6 & 8}	20 ⁶	20 ⁶	60	60

1 In Residence Districts, irrespective of the requirements set forth in this Table, the required front yard for any building other than a ~~M~~multi-~~F~~family ~~D~~dwelling shall be ten (10) feet or the average of the actual front setbacks of the buildings on the adjacent lots on either side, whichever is greater. For the purposes of this requirement, if an adjacent lot is vacant, it shall be deemed to be occupied by a building with a required front yard as specified in this Table.

2 Maximum height limits shall not apply to appurtenances such as: chimneys, elevators, poles, spires, tanks, towers or similar structures not intended to be used for human occupancy.

3 In Single Family 20 Districts, the required frontage shall be reduced to not less than eighty (80) feet if the street line is a curve having a radius of not more than two hundred (200) feet, and the lot has a width of not less than one hundred twenty (120) feet, measured along the rear of the required front yard.

4 In Business A and C Districts, the required yard measured from a street which is not designated as the front lot line shall be twenty (20) feet for any building other than a ~~M~~multi-~~F~~family ~~D~~dwelling, **which shall be 30 feet. A Mixed-Use project proposed on a corner lot may have a 0' setback from both streets. A Mixed-Use project with a permanent shared parking arrangement with any abutting property may have a 0' setback from said abutting property.**

5 Fifty-five (55) feet, except ninety-five (95) feet if the structure is located within four hundred (400) feet of the property line adjacent to Route 128, as the property line exists on May 1, 2000, including ramps, and south of Jacob Way and excluding areas within two hundred (200) feet of the residential zoning district to the west, all as more specifically shown on a plan entitled: "Plan Showing Height Limitation and Setback Areas, Business C District in Reading, Mass.," dated March 27, 2000, Scale 1" = 60', by Hayes Engineering, Inc., on file with the Reading Town Clerk.

6 Where an Industrial District lot directly adjoins another Industrial District lot, the applicable Required Side Yard or Required Rear Yard where the adjacency occurs can be reduced or eliminated, at the discretion of the Building Inspector, if the following conditions are met:

- a The total distance between the proposed building(s) and existing building(s) on adjacent lots is adequate to meet Building Code and Fire Code requirements, accounting for fire-rating and other fire prevention/suppression features; and
- b The Fire Department has sufficient access between the proposed building(s) and existing building(s) on adjacent lots. The area(s) between any proposed building(s) and the lot line(s) shall be maintained and kept clear by the property owner.

7 Except as provided in Section 6.2.3.1

8 In an Industrial District, the Required Front Yard shall be five (5) feet for canopies over any drive-through facility.

or take any other action with respect thereto.

Community Planning and Development Commission

ARTICLE 17 To see if the Town will vote to raise and appropriate, transfer from available funds, borrow, or otherwise provide a sum or sums of money, not to exceed \$35,000, to engage an independent engineer or related professional contractor to perform a comprehensive audit to detect natural gas leaks in Town. Using proven leak measurement methodology, the contractor will characterize the nature and extent of natural gas leaks on public right of ways or Town property, including roadways and outdoor areas around schools and other Town-owned buildings; provided, however, that, if a gas leak appears to extend onto private property and the property owner allows access thereto, the contractor may characterize the combined public and private extent of those readings.

Select Board members Vanessa Alvarado and Andrew Friedmann

ARTICLE 18 To see if the Town will vote to name the lighted softball field in the Birch Meadow complex "Frances 'Frank' Driscoll field"; or take any other action with respect thereto.

By Petition

and you are directed to serve this Warrant by posting an attested copy thereof in at least one (1) public place in each precinct of the Town not less than fourteen (14) days prior to November 12, 2019, or providing in a manner such as electronic submission, holding for pickup or mailing, an attested copy of said Warrant to each Town Meeting Member.

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

Given under our hands this 9th day of September, 2019.



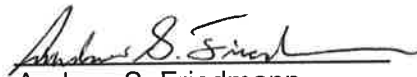
Vanessa I. Alvarado, Chair



John R. Halsey, Vice Chair



Mark L. Dockser, Secretary



Andrew S. Friedmann



Anne D. J. Landry

SELECT BOARD MEMBERS OF READING



Thomas Freeman, Constable