

NOVEMBER 2021 SUBSEQUENT TOWN MEETING MOTIONS

Move that the Reading Town Meeting commence business at this meeting remotely using the video conferencing platform selected by the Moderator.

MOTION UNDER ARTICLE 1 NOVEMBER 2021 SUBSEQUENT TOWN MEETING

Move to indefinitely postpone the subject matter of Article 1.

MOTION UNDER ARTICLE 2 NOVEMBER 2021 SUBSEQUENT TOWN MEETING

Move to lay Article 2 on the Table.

MOTION UNDER ARTICLE 3 NOVEMBER 2021 SUBSEQUENT TOWN MEETING

Move that the Town vote to amend the FY 2022-32 Capital Improvements Program as provided for in Section 7-7 of the Reading Home Rule Charter and as previously amended, by making these changes:

General Fund

FY22: +\$400,000 net changes

\$150,000 DPW Road Repairs (increased total to \$550k, target rte 129 work)
\$150,000 Public Services/Recreation: Birch Meadow Master Plan design work
\$100,000 DPW Sidewalk repairs/pedestrian safety (increase total to \$200k)

FY23: None

FY24+

Various other changes made

Enterprise Funds – Water

FY22: No net \$ change

\$400,000 Water main work
-\$400,000 Emerson Avenue water main work

FY23: None

FY24+

Various changes made

Enterprise Funds – Sewer

FY22: None

FY23: None

FY24+

Various changes made

Enterprise Funds – Storm Water

FY22: None

FY23: None

FY24+

Various changes made

MOTION UNDER ARTICLE 4 NOVEMBER 2021 SUBSEQUENT TOWN MEETING

To see if the Town will vote to amend the Town's Operating Budget for the Fiscal Year commencing July 1, 2021, as adopted under Article 16 of the Annual Town Meeting of April 26, 2021 and amended under Article 4 of the Special Town Meeting of October 18, 2021; and 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:

General Fund – Wages and Expenses

<u>Account Line</u>	<u>Description</u>	<u>Decrease</u>	<u>Increase</u>
B99 – Benefits	Worker Comp Insurance	\$20,000	
C99 - Capital	Please see Article 3 for details		\$400,000
G92 – Administrative Services Expenses	Property Casualty Insurance		\$65,000
J91 Public Safety Wages	Public Health Nurse +\$27,000 Health Inspectors -\$24,000		\$3,000
J92 Public Safety Expenses	Health Inspectors (outsourced)		\$10,000
K92 – DPW Expenses	Town Forest tree project		\$50,000
	Subtotals	\$20,000	\$528,000
	Net Operating Expenses		\$508,000
	From Free Cash		\$508,000

Enterprise Funds – Wages and Expenses

<u>Account Line</u>	<u>Description</u>	<u>Decrease</u>	<u>Increase</u>
W99 – Water EF	Emerson Ave WM work \$400,000 Water main work (urgent) \$400,000 Unidirectional flushing program \$35,000		\$435,000
S99 – Sewer EF	Sturges Sewer Station project		\$250,000
	Subtotals		\$685,000
	Net Operating Expenses		\$686,000
	From Water Reserves		\$435,000
	From Sewer Reserves		\$250,000

**MOTION UNDER ARTICLE 5
NOVEMBER 2021 SUBSEQUENT TOWN MEETING**

Move that the Town will vote to raise and appropriate from Free Cash to pay \$52.19 to Verizon for a June 2019 bill remaining unpaid from prior fiscal years for goods and services actually rendered to the Town.

**MOTION UNDER ARTICLE 6
NOVEMBER 2021 SUBSEQUENT TOWN MEETING**

Move that the Town vote to amend Section 4.6 of the Zoning Bylaw as follows, with additions being shown in bold italics and deletions being struck through:

4.6.2 Applicability

4.6.2.1 Properties containing single-family or two-family ~~structures~~ ***dwelling*** ***as a principal use*** are exempt from Site Plan Review. Routine maintenance, and in-kind replacement of lighting, mechanical systems and landscape features are exempt from Site Plan Review.

4.6.2.2 Except as otherwise specified in Section 4.6.2.1, Site Plan Review is required if the proposed construction, ***Change of Use***, or site alteration involves any of the following:

- a** An increase in gross floor area of 500 square feet or more, ***via the creation of new floor area, that results in the requirement for or addition of 2 or more parking spaces (regardless of parking-related exemptions or waivers)***; or

~~b~~ A ~~e~~Change of ~~u~~Use (from one use category to another) within a **structure containing** an existing **public**, institutional or commercial **use; an existing multi-family dwelling-structure; or a structure containing more than one use; to a use permitted by Special Permit from the CPDC.;**

~~e~~ the addition of 2 or more parking spaces, a change to the layout or location of 2 or more parking spaces, an increase in pavement of more than 300 square feet, or the alteration of any driveway.

Nothing in this section shall be construed to limit the requirements of Site Plan Review set forth in other provisions of the Zoning Bylaw.

4.6.2.3 Except as otherwise specified in Section 4.6.2.1 or Section 4.6.2.2, Minor Site Plan Review is required if the proposed construction, **Change of Use**, modification to use, or site alteration involves any of the following:

a An increase in gross floor area of 500 square feet or more either by the creation of new floor area or by the expansion of an existing use into adjacent space within an existing structure;

b The addition of 2 or more parking spaces, a change to the layout or location of 2 or more parking spaces, an increase in pavement of more than 300 square feet, or the alteration of any driveway. Changes that exclusively address minor pre-existing site safety or circulation issues may qualify for Administrative Approval under regulations issued pursuant to Section 4.6.3.1;

c A Change of Use within a structure containing an existing public, institutional or commercial use; an existing multi-family dwelling; or a structure containing more than one use, to a use permitted by-right;

d Exterior alteration of 500 square feet or more of horizontal or vertical area that is limited to doors, paint, awnings, railings, step replacement, handicapped ramps or building code compliance measures, for a site within the Business B Zoning District;

e Redevelopment or alteration of a site, or the interior of a building, in such a manner that the proposed site or building function is anticipated to generate unreasonable visual or auditory impacts to abutters;

f An existing site that becomes a nuisance to public health, safety or welfare (i.e. due to routine traffic spillover, excessive noise, site illumination beyond the hours of operation, etc.) as evidenced by substantiated complaints to the Police Department and/or Public

Services Office; or

g Outdoor Commerce, Dining, Programming, or Storage.

4.6.3 Minor Site Plan Review

4.6.3.1 The CPDC, through regulation, may authorize the Community Development Director to grant Administrative Approval for a Minor Site Plan Review, with or without conditions, ~~provided~~ **if** the proposed construction, expansion, ~~or~~ alteration **or Change of Use** is not anticipated to result in any adverse impact on surrounding areas.

MOTION UNDER ARTICLE 7 NOVEMBER 2021 SUBSEQUENT TOWN MEETING

Move that the Town vote to approve the \$317,422,620 borrowing authorized by the Northeast Metropolitan Regional Vocational School District Committee, for the purpose of paying costs of designing, engineering, constructing and equipping the New Northeast Metropolitan Regional Vocational School and related athletic facilities located at 100 Hemlock Road in Wakefield, MA 01880, including the payment of all costs incidental or related thereto (the "Project"), which school facility shall have an anticipated useful life as an educational facility for the instruction of school children of at least 50 years and for which the District may be eligible for a school construction grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended at the direction of Northeast Metropolitan Regional Vocational School Committee.

The Town's estimated share of the District's debt for this purpose, exclusive of interest, and based upon current enrollments, is approximately \$8,177,164, which amount will be reduced to the extent of MSBA grants received by the District, resulting in an estimated net share of principal allocable to the Town, exclusive of interest, of approximately \$4,548,660.

The MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any Project costs the District incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the District and its member municipalities. Any grant that the District may receive from the MSBA for the Project shall not exceed the lesser of (1) seventy-six and eighty-four one hundredths percent (76.84%) of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA.

MOTION UNDER ARTICLE 8 NOVEMBER 2021 SUBSEQUENT TOWN MEETING

Move that the Town (1) add a new Section 2.1.3, Notification, to read as follows:

Within seven (7) days of being notified being elected a Town Meeting Member you shall provide the Town Clerk with your street address and a phone contact number for publication

and (2) renumber the present 2.1.3 to 2.1.4 and all subsequent provisions accordingly.

**MOTION UNDER ARTICLE 9
NOVEMBER 2021 SUBSEQUENT TOWN MEETING**

Move that the Town, through its Community Planning and Development Commission, halt all new plan review approvals of projects using the 40R zoning provision until density-reducing revisions to the 40R zoning code are considered and approved by Town Meeting.