

Special Town Meeting



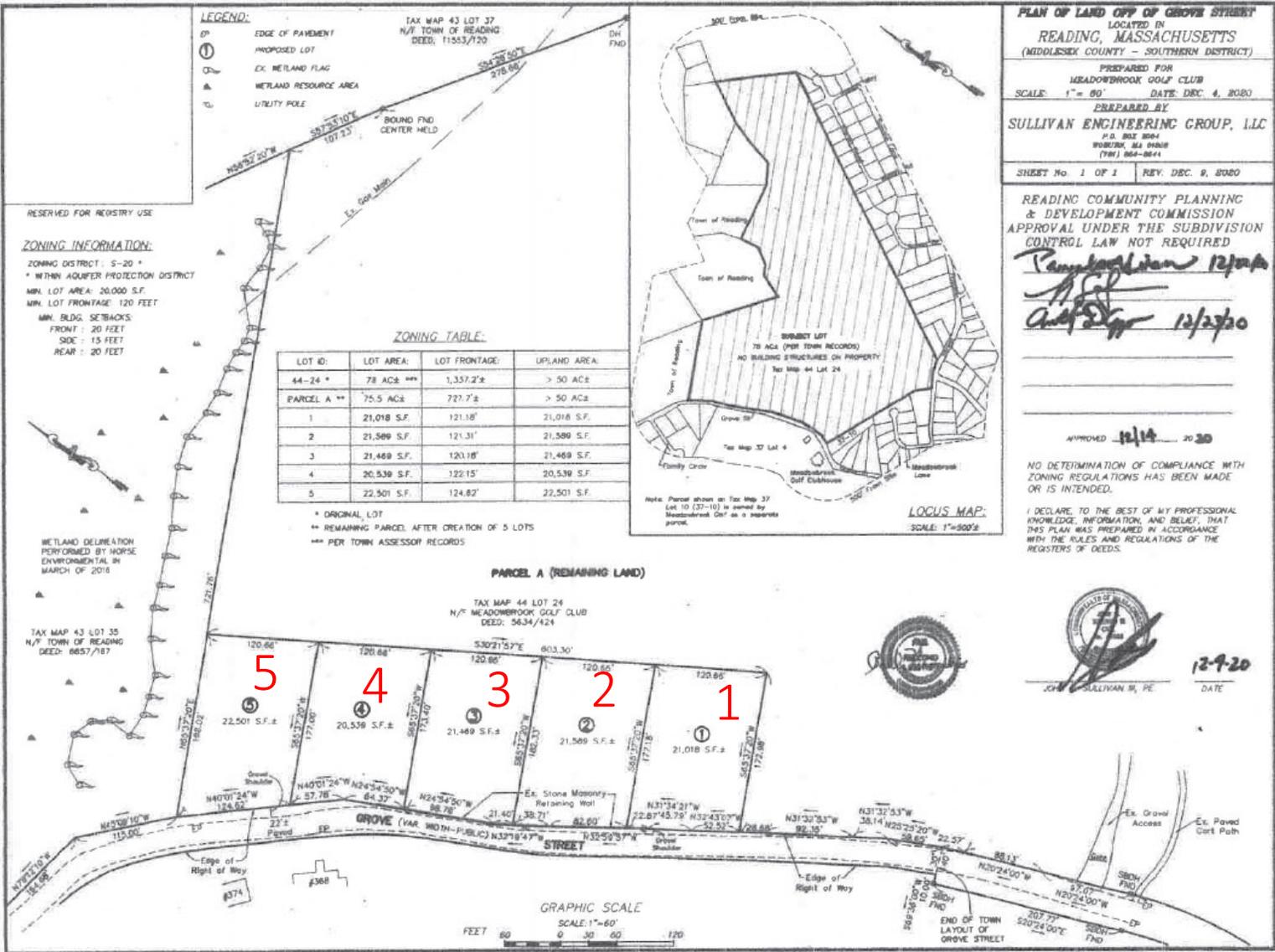
October 2021

Warrant Article 9

To see if the Town will vote to

- (1) authorize the Select Board to acquire by purchase, gift, eminent domain or otherwise, on such terms and conditions as the Select Board shall determine, a portion of land shown as Assessors Map 44 as Parcel 24 and is more specifically shown as Lots 1, 2, 3, 4, and 5 on an Approval Not Required Plan prepared by Sullivan Engineering Group, LLC entitled “Plan of Land Off of Grove Street Located in Reading, Massachusetts, Prepared for Meadowbrook Golf Club” dated December 4, 2020 with a revision date of December 9, 2020 and which plan is on file with the Town Clerk, for not more than \$2,250,000.00 (two million two hundred fifty thousand dollars);
- (2) raise and appropriate, borrow, transfer from available funds or otherwise provide a sum or sums of money to pay for the cost of the acquisition and all other costs related and incidental thereto; and
- (3) authorize the Select Board to enter into all agreements and take all related actions necessary or appropriate to carry out said acquisition and other acts authorized herein; or take any other action with respect thereto.

Lots 1-5



Existing Town Plans

Town Forest Natural Resource Inventory & Conservation Vision (2013)

Prepared by
Mass Audubon



Open Space and Recreation Plan

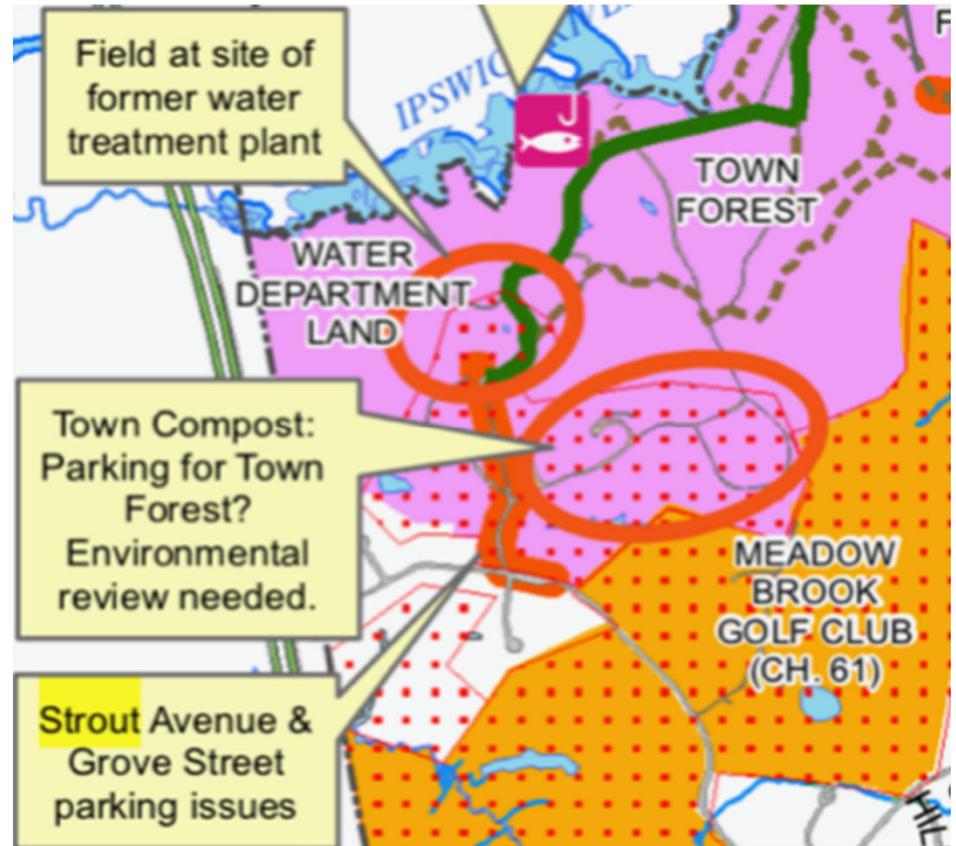
Reading's most recent Open Space and Recreation Plan was completed in 2013.

Plan Highlights

Sensitive habitats along Strout Ave. and Grove St.

- Vernal pools for endangered species
- Wetlands
- Certified Vernal Pools
- Estimated and Priority Habitat areas

“Lack of parking is an access issue...Most users drive to the Town Forest, park on Grove Street and walk in along Strout Avenue. Traffic to and from the compost, including DPW trucks, creates a hazard to pedestrians, bikers, and dog walkers.”



Plan Highlights

“The Town should be vigilant in the event that Chapter 61 land (Meadow Brook Golf Club) becomes available.”

“Improve access and parking at Strout Ave and DPW operations area.”

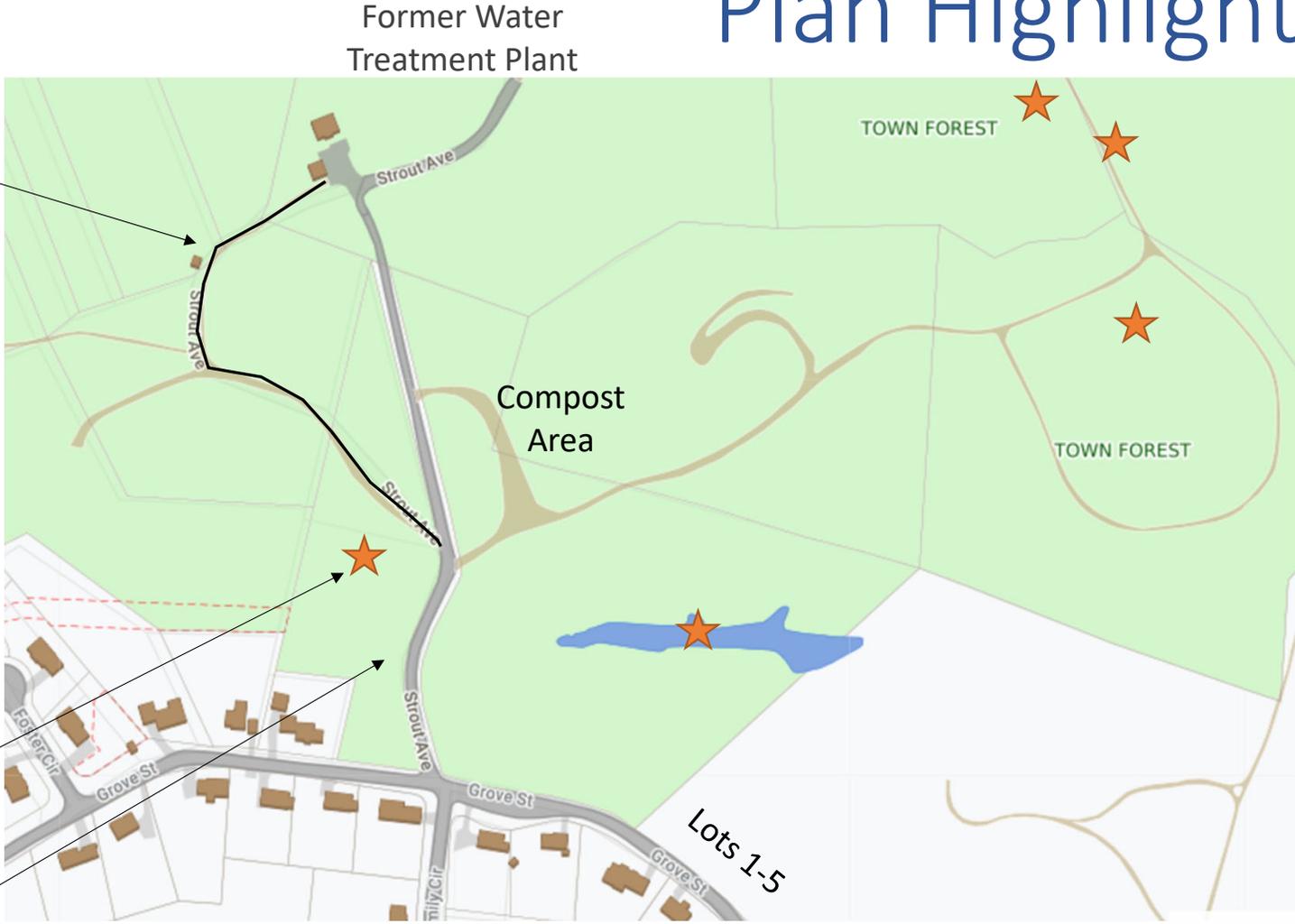
- Natural Resources Inventory report, Executive Summary, First recommendation

Plan Highlights

A previous plan for a parking “loop” through the compost/former water treatment plant area was **discouraged** and instead the Natural Resources Inventory report suggested

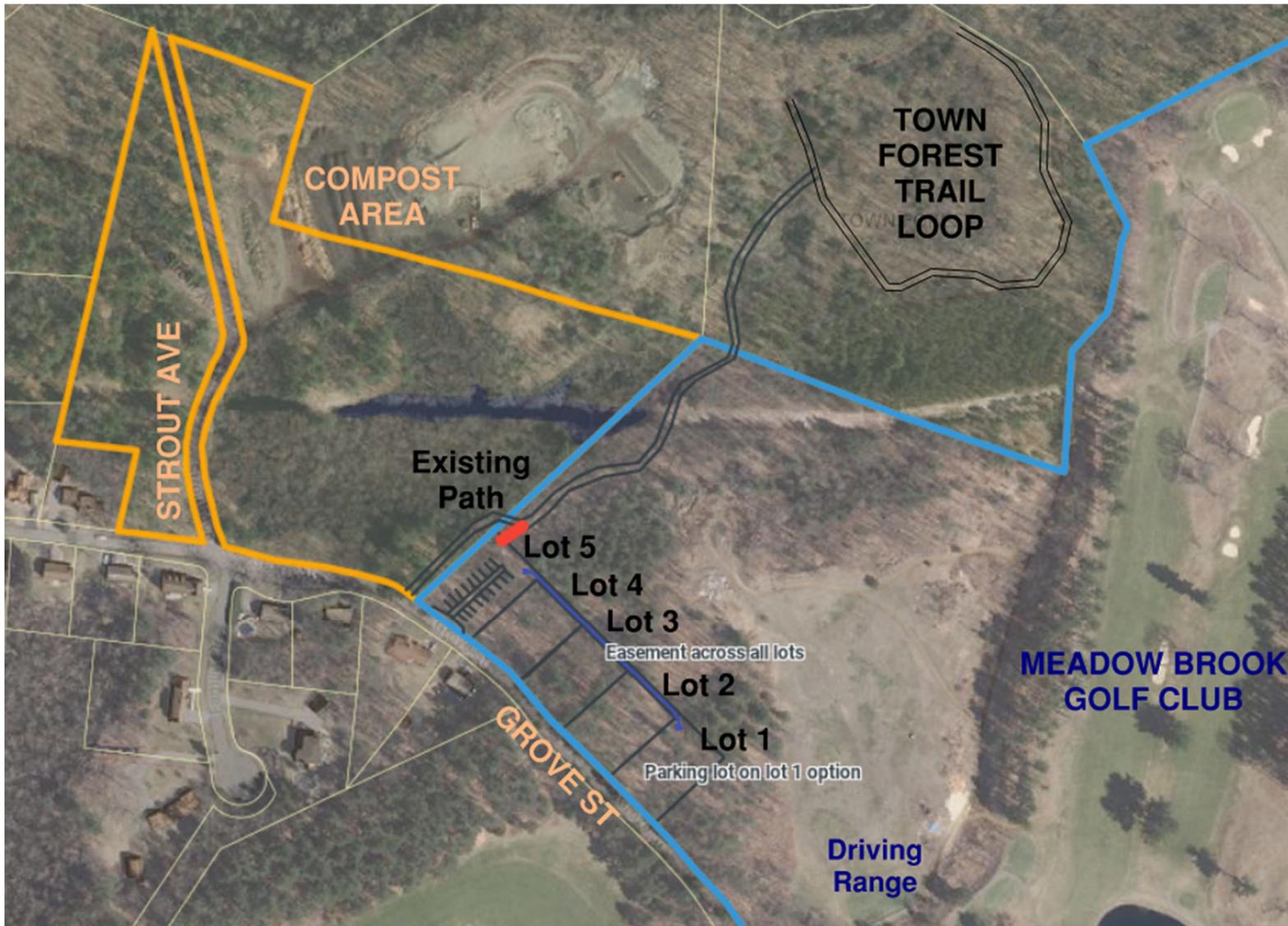
“..exploring alternatives that do **not** include the use of the existing loop along Strout Avenue because of the potential to impair significant wildlife habitat.”

★ Certified Vernal Pool
Yellow diagonals show NHESP Priority Habitat of Rare Species



Current Conditions





Future Options

a) Lot 5 Parking Area

b) Lot 1 Parking Area

Obtaining an Easement for the Existing Path would be useful in either case

Recent Votes

In the last Conservation Meeting on October 13, Conservation voted on the following motions pertaining to this property:

- 1) Motion to recommend that Town Meeting approve exercising the right of first refusal and purchase the 5 Meadow Brook lots.
 - 5 votes in favor, 0 abstain, 0 opposed.
- 2) Motion that in the case of the first option (purchase 5 lots) fails at Town Meeting, that we recommend a second option, that being purchase one Meadow Brook Lot, Lot 5.
 - 5 votes in favor, 0 abstain, 0 opposed.
- 3) Motion to request that the Town pursue an easement between Lot 5 (and the trail loop) with Meadow Brook to cover the area of the current trail to connect with Town Forest existing trails.
 - 5 votes in favor, 0 abstain, 0 opposed.