

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss. Officer's Return, Reading:

By virtue of this Warrant, I, on _____, 2013 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 Library, Local History Room, 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, 2013, 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 _____, 2013.

, Constable

A true copy Attest:

Laura Gemme, Town Clerk

TOWN WARRANT



COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

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

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of the Town of Reading, qualified to vote in 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, 2013, 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 Board of Selectmen, Town Accountant, Treasurer-Collector, Board of Assessors, Director of Public Works, Town Clerk, Tree Warden, Board of Health, School Committee, Contributory Retirement Board, Library Trustees, Municipal Light Board, Finance Committee, Cemetery Trustees, Community Planning & Development Commission, Town Manager and any other Official, Board or Special Committee.

Board of Selectmen

ARTICLE 2 To choose all other necessary Town Officers and Special Committees and determine what instructions shall be given Town Officers and Special 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 Special Committees to carry out the instructions given to them, or take any other action with respect thereto.

Board of Selectmen

ARTICLE 3 To see if the Town will vote to amend the FY 2014-23 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.

Board of Selectmen

ARTICLE 4 To see if the Town will accept the minimum monthly allowance of \$500 for beneficiaries of active members as provided in section 12 (2)(d) of Chapter 32 of the Massachusetts General Laws to be effective for September 14, 2013.

Contributory Retirement Board

ARTICLE 5 To see if the Town will vote to authorize the payment during Fiscal Year 2014 of bills remaining unpaid for previous fiscal years for goods and services actually rendered to the Town, or take any other action with respect thereto.

Board of Selectmen

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

Board of Selectmen

ARTICLE 7 To see if the Town will vote to authorize the Board of Selectmen to acquire by purchase, gift, eminent domain or otherwise, permanent and temporary construction easements upon and over a portion of certain properties located on West Street, Wentworth Road, Countryside Drive, Lewis Street, Scotland Road, Howard Street, Prescott Street, Wescroft Road, Woburn Street, Fremont Street, Winslow Road, King Street, Edgemont Avenue, Palmer Hill Road, Arcadia Avenue in Reading MA and Washington Street in Woburn MA as shown on a plan entitled "The Commonwealth of Massachusetts Highway Department, Reconstruction of West Street in the Town of Reading, Middlesex County, Preliminary Right of Way, 100% Submission, dated March 6, 2013" a copy of which is on file in the Town Clerk's Office, upon such terms and conditions as the Board of Selectmen shall determine to be appropriate, for the purpose of constructing and maintaining roadway improvements; and, further, to see if the Town will vote to raise, appropriate, transfer from available funds, accept gifts or borrow a sum of money for this purpose and any expenses related thereto, and to authorize the Board of Selectmen to enter into all agreements and take all related actions necessary or appropriate to carry out this acquisition, or take any other action with respect thereto.

Board of Selectmen

ARTICLE 8 To see what sum the Town will raise by borrowing or transfer from available funds, or otherwise, and appropriate for the purpose of making roadway, pedestrian and similar improvements, including the costs of easements, consulting services, audits, plans, documents, cost estimates, bidding services and all related expenses incidental thereto and necessary in connection therewith, said sum to be expended by and under the direction of the Town Manager; and to see if the Town will authorize the Board of Selectmen, Town Manager, or any other agency of the Town, to apply for a grant or grants, to be used to defray the cost of all, or any part of, said roadway, pedestrian and similar improvements; and to authorize the Town

Manager to enter into any and all contracts and agreements as may be necessary to carry out the purposes of this Article, or take any other action with respect thereto.

Board of Selectmen

ARTICLE 9 To see what sum the Town will raise by borrowing or transfer from available funds, or otherwise, and appropriate for the purpose of making extraordinary repairs and/or replacement of sanitary sewer collection systems, including the costs of consulting services, audits, plans, documents, cost estimates, bidding services and all related expenses incidental thereto and necessary in connection therewith, said sum to be expended by and under the direction of the Town Manager; and to see if the Town will authorize the Board of Selectmen, Town Manager, or any other agency of the Town, to apply for a grant or grants, to be used to defray the cost of all, or any part of, said sanitary sewer improvements; and to authorize the Town Manager to enter into any and all contracts and agreements as may be necessary to carry out the purposes of this Article, or take any other action with respect thereto.

Board of Selectmen

ARTICLE 10 To see if the Town will vote to approve an amendment to the Administrative Code pursuant to Section 6-1 of the Reading Home Rule Charter, including renaming the Town Manager Department to Administrative Services, relocating the non-financial divisions from Finance to Administrative Services; relocating Accounting into the Finance department and relocating Recreation from Public Works to Community Services, or take any other action with respect thereto.

Board of Selectmen

ARTICLE 11 To see if the Town will vote to amend one or more of the votes taken under Article 11 of the April 22, 2013 Annual Town Meeting relating to the Fiscal Year 2014 Municipal Budget, and see what sum the Town will raise by borrowing or transfer from available funds, or otherwise, and appropriate as the result of any such amended votes for the operation of the Town and its government, or take any other action with respect thereto.

Finance Committee

ARTICLE 12 To see if the Town will vote to amend Section 6.2 (Signs) of the Town of Reading Zoning By-Laws as follows: (note – cross-through represents language to be eliminated and **bold** represents new language)

6.2.2 Definitions

{Remove all paragraph reference letters from the definition terms, a. through t., to avoid further problems with additions or modifications. Reference letters are not used anywhere within the Bylaw text}

*{Add a definition of '**Animated Sign**' at the top of the list:}*

Animated Sign: A sign or portion thereof with characters, letters or illustrations that change or are rearranged without altering the face or surface of the sign or signboard, on a continuous or periodic basis, more than eight times per day.

{Add a definition of 'Electronic Sign' following 'Commercial Message':}

Electronic Sign: A sign that changes its message or copy at intervals by digital, electronic or mechanical processes, by remote control or other programming device. A sign on which the only copy that changes is an electronic or mechanical indication of time or temperature shall be considered a "Time and Temperature" portion of a sign and not an Electronic Sign or Reader Board.

{Replace the definition for Off-Premises Sign:}

Off-Premises Sign: Any sign which directs attention to a business, commodity, service, entertainment, attraction or other commercial activity which is sold, offered or existing elsewhere than upon the same lot on which such sign is located, including any outdoor advertising sign ("billboard") on which space is leased or rented for the purpose of conveying a commercial or non-commercial message.

Off-Premises Sign: Any sign conveying a commercial or non-commercial message which directs attention to an off-site business, commodity, service, entertainment venue, attraction or other commercial or non-commercial activity, including any outdoor advertising billboard, Animated Sign or Electronic Sign on which display space may or may not be leased or rented.

{Modify the definition for Reader Board:}

Reader Board: A sign or portion thereof with characters, letters or illustrations that can be changed or rearranged without altering the face or surface of the sign or signboard. A sign on which the message changes more than eight times per day shall be considered an **Animated or Electronic** sign and not a reader board sign. A sign on which the only copy that changes is an electronic or mechanical indication of time or temperature shall be considered a "time and temperature" portion of a sign and not a reader board sign,

or take any other action with respect thereto.

Community Planning and Development Commission

ARTICLE 13 To see if the Town will vote to amend the Reading Zoning Map dated April 8, 2013, as referenced in Section 3.2 of the Reading Zoning Bylaws Reading Zoning Bylaw, and to amend Section 4.9.2 Planned Unit Development- Residential (PUD-R), as follows: **(Bold represents new language)**

To amend the Reading Zoning Map, dated April 8, 2013, as previously amended, as referenced in Section 3.2 of the Reading Zoning By-laws, to include within the Planned Unit Development-Residential Corona District Overlay (PUD-R-C), a certain parcel of land containing 26,019 square feet, more or less, which parcel is situated northwesterly of Longwood Road and abuts the southeasterly boundary of the PUD-R, such parcel being bounded and described as follows:

Northwesterly by land now or formerly of Johnson Woods Realty Corporation, 346.72 feet;
Easterly by land now or formerly of Emerson, Crupi and Bergen, 180.32 feet;
Southeasterly by land now or formerly of Trojer, 202.92 feet; and

Southwesterly by land now or formerly of Canuso, 85.99 feet.

Being the same premises shown as Lot A on the plan entitled "Plan of Land in Reading, Mass.; Hayes Engineering, Inc; Date: July 25, 2011; Revised September 22, 2011", recorded at the Middlesex South District Registry of Deeds as Plan No. 678 of 2011, copies of which plan are on file with the Reading Town Engineer and the Community Planning and Development Commission.

To insert the following paragraph after the first two paragraphs in section 4.9.2.

The Planned Unit Development Residential Corona District (PUD-R-C) is an overlay district in a residential zone that abuts a PUD-R Overlay District and is intended to serve solely as a vegetated buffer and offset area to satisfy dimensional requirements in the PUD-R Overlay District.

To insert the following sentence at the end of paragraph (d) Residential Setbacks in Section 4.9.6.4.2:

The CPDC may allow the required 20 foot residential setback strip for dwellings in a PUD-R parcel to be measured from the outer boundary of an abutting parcel in the PUD-R-C District provided that there are no buildings on that PUD-R-C parcel.

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 Town of Reading Zoning Bylaw Section 4.2.2 Table of Uses, Section 6.1.1.3 the Table of Off-Street Parking and Loading/Unloading Requirements and Section 5.1.2 Table of Dimensional Controls to establish reasonable regulations for Exempt Uses under Massachusetts General Law (MGL) Chapter 40A Section 3 as follows:

(**Bold** represents new language, ~~Strikethrough~~ represents deleted language)

Section 4.2.2 Table of Uses

PRINCIPAL USES	Res S-15 S-20 S-40	RES A-40	RES A-80	BUS A	BUS B	BUS C	IND
School ¹	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Church ¹	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Section 6.1.1.3 Table of Off-Street Parking and Loading/Unloading Requirements

¹ **Uses as Defined in MGL Chapter 40A, Section 3, these uses shall be permitted by-right in all districts and subject to "reasonable regulations" as defined therein.**

Principal Use	Minimum Number of Off-Street Parking Spaces Required	Minimum Number of Off-Street Loading and Unloading Spaces Required
School	Nursery/ Kindergarten/ Elementary/Middle Schools: 1 space per each employee on the largest shift plus 1 space per 7 students High Schools: 1 space per each employee plus one space per each 3 students.	None.
Church	One space for each three hundred (300) square feet of gross floor area or fraction thereof.	None.

5.1.2 Table of Dimensional Controls

5.1.2 Table of Dimensional Controls (in feet unless otherwise noted)								
Minimum Lot Minimum Yds. Maximum								
	Minimum Lot			Setback Requirement Minimum			Maximum Lot	Maximum Building
	Lot Width Circle Diameter Feet	Area Square Feet Sq. Feet	Frontage Feet	Yard Front Feet	Yard Side Feet	Side Yard Rear	Coverage (% of Lot)	Height 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	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	10	20	25	45
Apartment		80,000	N.A.	N.A.	30	30	N.A.	60
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
In A-80 Districts		100,000+	NA	20	NA	NA	NA	60

Hotel or Motel								
In Bus-A Districts		NA	NA	50	10	20	60	45
In Bus-B Districts		NA	NA	NA	NA	20	85	45
In Bus-C Districts		NA	NA	10	10	10	60	55**
In Ind Districts		NA	NA	50	20	20	25	60*
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	10	20	60	45
In BUS-B Districts		NA	NA	NA	NA	20	85	45
In BUS-C Districts		NA	NA	10	10	10	60	55**
In Ind Districts		NA	NA	50	20	20	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	N.A.	30	30	N.A.	40
In A-80 Districts		80,000	N.A.	N.A.	30	30	N.A.	60
In BUS- A Districts		N.A.	N.A.	10	30	30	60	45
In BUS-B Districts		N.A.	N.A.	N.A.	30	30	85	45
In BUS-C Districts		N.A.	N.A.	10	30	30	60	55
In Ind Districts		N.A.	N.A.	50	30	30	60	60

*Except as provided in Section 5.2.5.3.

** 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 it 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.

Or take any other action with respect thereto

Community Planning and Development Commission (CPDC)

Community Planning and Development Commission

ARTICLE 15 To see if the Town will vote to add a new Section 4.13 "Temporary Moratorium On Medical Marijuana Treatment Centers/Registered Marijuana Dispensaries" and amend Section 2.0 "Definitions" to include Medical Marijuana Treatment Centers/Registered Marijuana Dispensaries of the Town of Reading Zoning By-Law as follows: (note: **bold** represents new language)

Section 2.0 Definitions:

2.2.21.2 Medical Marijuana Treatment Center/Registered Marijuana Dispensary: “a not-for-profit entity, as defined by Massachusetts law only, registered by the Department of Public Health (DPH) as a Registered Marijuana Dispensary, that acquires, cultivates, possesses, processes (including development of related products such as food, tinctures, aerosols, oils or ointments), transfers, transports, sells, distributes, dispenses, or administers marijuana, products containing marijuana, related supplies, or educational materials to qualifying patients or their personal caregivers.”

2.2.21.3 - Mixed Use: The combining of retail/commercial and/or service uses with residential or office use in the same building or on the same site. (Note: this change is a result of renumbering)

**Section 4.13 Temporary Moratorium on Medical Marijuana Treatment Centers/
Registered Marijuana Dispensaries**

4.13.1 Purpose

By vote at the State election on November 6, 2012, the voters of the Commonwealth approved a law regulating the cultivation, distribution, possession and use of marijuana for medical purposes. The law provides that it is effective on January 1, 2013. On May 8, 2013 the State Department of Public Health (DPH) promulgated regulations that are effective on May 24, 2013. The regulations promulgated by the State Department of Public Health provide guidance in regulating medical marijuana, including Medical Marijuana Treatment Centers/

Registered marijuana Dispensaries (see Section 2.2.21.2 for definition). The Town needs time to study and consider the regulation of Medical Marijuana Treatment Centers/Registered Marijuana Dispensaries. This includes issues related to planning, public health and public safety, as well as to evaluate the potential impact of the State regulation on local zoning. The Town intends to adopt a temporary moratorium on the use of land and structures in the Town for Medical Marijuana Treatment Centers/Registered Marijuana Dispensaries so as to allow the Town sufficient time to engage in a planning process to address the effects of such structures and uses in the Town and to enact bylaws in a manner consistent with sound land use planning goals and objectives.

4.13.2. Temporary Moratorium on Medical Marijuana Treatment Centers/Registered Marijuana Dispensaries

For the reasons set forth above and notwithstanding any other provision of the Zoning Bylaw to the contrary, the Town hereby adopts a temporary moratorium on the use of land or structures for a Medical Marijuana Treatment Center/Registered Marijuana Dispensary. The moratorium shall be in effect through November 10, 2014. During the moratorium period, the use of land or structures for a Medical Marijuana Treatment Center/Registered Marijuana Dispensary shall be prohibited.

Nothing contained in this Article shall be construed to permit or authorize to be permitted, the use of land or structures for any activity involving marijuana, other than as a Medical Marijuana Treatment Center/Registered marijuana Dispensary.

4.13.3. Planning Process

During the temporary moratorium established in Section 4.13 – 4.13.2, the Town shall undertake a planning process to address the potential effects of Medical Marijuana

Treatment Centers/Registered Marijuana Dispensaries and other land uses and structures related to the use of marijuana for medical purpose. In doing so, the Town shall consider the DPH regulations and shall make recommendations regarding the adoption of new Zoning Bylaw provisions governing the location, operation and effects of Medical Marijuana Treatment Centers/Registered Marijuana Dispensaries and other land uses and structures related to the use of marijuana for medical purposes. This process shall coincide with a comprehensive update of the Zoning Bylaw and be part of a larger planning process for consideration at Subsequent Town Meeting in November of 2014,

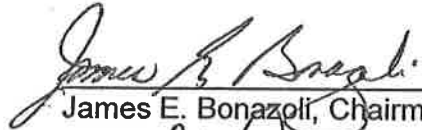
or to act in any other manner in relation thereto.

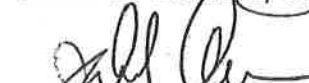
Community Planning and Development Commission

and you are directed to serve this Warrant by posting an attested copy thereof in at least one (1) public place in each precinct of the Town not less than fourteen (14) days prior to November 12, 2013, 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.

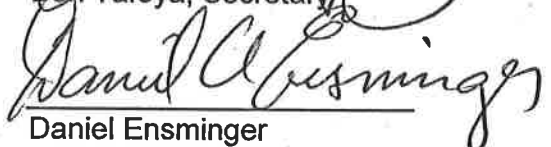
Hereof fail not and make due return of this Warrant with your doings thereon to the Town Clerk at or before the time appointed for said meeting.

Given under our hands this 24th day of September, 2013.


James E. Bonazoli, Chairman


John Arena, Vice Chairman


Ben Tafoya, Secretary


Daniel Enslinger


Marsie K. West

SELECTMEN OF READING

, Constable