



Town of Reading
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READING TOWN MEETING MOTION TO AMEND FORM

Please print legibly and print exactly as you would like to present the amendment. This will become part of the permanent record of this Town Meeting and must be submitted to the Town Clerk.

Article Number: 15 Motion Number: _____ Date: May 2, 2022

I, David Talbot of Precinct 5 do hereby move that;

Move to expand definition of "dwelling unit" to facilitate accurate assessments of total 40R project size and parking requirements, and also to set maximum unit count using this method to 50 units per acre under Tier 3, down from the proposed 65 units per acre. These amendments occur in different sections but work in harmony with one another and should be considered together. Proposed text changes are provided here in [[brackets.]]

10.5.2 Definitions

Dwelling Unit: A structure or a portion of a structure containing in a self-sufficient and exclusive manner facilities for sleeping, bathing, and cooking, including one full kitchen and full bathroom facilities as defined by the Massachusetts State Building Code.

PROPOSED ADDITION: [[For purposes of calculating maximum number of allowable dwelling units in a given 40R development project, "dwelling unit," or "unit" shall more specifically mean dwelling units having an average of 1.5 bedrooms or fewer across the entire project up to a project maximum of 50 per acre under Tier 3 as set forth in Section 10.5.12.1. A studio unit shall be considered the same as a one-bedroom unit for the purposes of this calculation. For example, if a site is one acre and the maximum number of dwelling units allowed is therefore 50, this could mean 25 1-bedroom (or studio) units and 25 2-bedroom units, or some different combination of units having different numbers of bedrooms, so long as the average does not exceed 1.5 bedrooms and the total unit count does not exceed 50 units per acre.]]

10.5.12.1

Applicants specifically seeking a waiver for density in excess of 20 units per acre, [[where units refers to the definition in Section 10.5.2 with respect to averaging 1.5 bedrooms]] shall adhere to the following guidelines:

However, a request for a waiver for density in excess of 20 units per acre shall be considered more favorably, up to a maximum of [[50 units per acre, a maximum which shall not be subject to any waiver]] if providing, cumulatively, the following:

Tier 3: 41 to [[50]] units per acre Tier 3 requirements are as follows (provide at least one additional from a category not chosen under Tier 1 or Tier 2):

Signature: _____

Town Clerk:

Seconded: _____ Adopted as Presented: _____

Amended: _____ Adopted as Amended: _____