

SUBSEQUENT TOWN MEETING

Reading Memorial High School

November 15, 2007

The meeting was called to order by the Moderator, Alan E. Foulds, at 7:51 p.m., there being a quorum present. Pledge of Allegiance to the Flag.

ARTICLE 12 – On motion by Camille W. Anthony, member of the Board of Selectmen, it was moved to accept General Laws Chapter 44, Sections 3-7, inclusive, otherwise known as the Massachusetts Community Preservation Act, by approving a surcharge on real property for the purposes permitted by said Act including the acquisition, creation and preservation of open space, the acquisition, preservation, rehabilitation and restoration of historic resources, the acquisition, creation and preservation of land for recreational use, and the creation, acquisition, preservation and support of community housing; that the Town determine the amount of such surcharge as 2% on real property as a percentage of the annual real estate tax levy against real property, such surcharge to be imposed on taxes assessed for fiscal years beginning on or after July 1, 2008; and that the Town will accept the following exemptions from the surcharge as set forth in Section 3(e) of the Act :

- (1) Property owned and occupied as a domicile by a person who would qualify for low income housing or low or moderate income senior housing in the community;
- (2) The first \$100,000 of the taxable value of each parcel of residential real property.

ARTICLE 12 – On motion by James E. Bonazoli, Chairman of the Board of Selectmen, it was voted to refer the subject matter of Article 12 to the Board of Selectmen.

On motion by Michael F. Slezak, Precinct 6, it was voted to move the question.

2/3 vote requested
85 voted in the affirmative
30 voted in the negative

On motion to refer the subject matter of Article 12:

Counted vote requested
64 voted in the affirmative
55 voted in the negative

Motion to refer to committee carried.

ARTICLE 13 – On motion by David Tuttle, Community Planning and Development Commission, it was moved to amend the Zoning By-Laws of the Town of Reading as follows:

Add Sections 2.2.1.1.1, 2.2.13.1, 2.2.21 and 2.2.23.1 as follows:

2.2.1.1.1 Accessory Building: A detached single story building the use of which is customarily incidental and subordinate to that of the principal building and which is located on the same lot as that occupied by the principal building. An Accessory Building shall not be used to house people, domestic animals or livestock. Nor shall it be used as an independent commercial enterprise. An Accessory Building located within ten (10) feet of the principal building shall be subject to the dimensional requirements applicable to the principal building.

2.2.13.1 Garage, Detached: A detached single story accessory building serving as storage for personal vehicles or other items belonging to the occupants of the premises that is used for residential purposes. Such building shall be fully enclosed. A detached garage located within ten (10) feet of the principal building shall be subject to the dimensional requirements applicable to the principal building.

2.2.21 Lot Coverage: The percentage of the total lot area covered by principal and accessory buildings (Accessory Building, Detached Garage and/or Carriage House-Stable-Barn).

2.2.23.1 Open Space: The percentage of the total lot area that consists of undisturbed natural vegetation, grasses, landscaping or otherwise naturally permeable materials, and is completely devoid of any building, structure, road, driveway, parking area, walkway, patio, deck, pool, tennis court, basketball court, or other similar pervious and/or impervious materials.

Replace the existing Paragraph 5.2.3.5 with:

5.2.3.5 No building shall be located within the required side yard setback except for a detached garage or accessory building for a one or two family dwelling or any other permitted principal use in a Residence District. Such building shall conform to the dimensional requirements of Table 5.2.3.7.

Replace the existing Paragraph 5.2.3.6 with:

5.2.3.6 No building shall be located within the required rear yard setback except for a detached garage or accessory building for a one or two family dwelling or any other permitted principal use in a Residence District. Such building shall not occupy more than twenty five percent (25%) of the rear yard. Such building shall conform to the dimensional requirements of Table 5.2.3.7.

Add the following Table:

Table 5.2.3.7 Detached Garage Accessory and Accessory Building Dimensional Controls – S-15, S-20 and S-40 Districts		
Accessory Floor Area (square feet)	Max. Building Height to Ridgeline or Highest Point	Min. Side and Rear Yard (feet)

	on Roof (feet)	
100 or less	10	3
101 to 300	14	10
301 to 650	16	15
651 or greater	Not Allowed	

2/3 voted required
15 voted in the affirmative
95 voted in the negative

Motion did not carry.

ARTICLE 14 – On motion by James E. Bonazoli, Chairman of the Board of Selectmen, it was voted to authorize the Board of Selectmen to file the following or similar legislation with the Great and General Court:

AN ACT RELEASING CERTAIN LAND IN THE TOWN OF READING FROM THE OPERATION OF A RESTRICTION ON LAND

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

Section 1. The Town of Reading, acting by and through its Board of Selectmen, is hereby authorized to release a restriction on land granted to the Town by the United Church Homes of Reading, Inc., purported to be a conservation restriction pursuant to Section 32 of Chapter 184 but not signed by the Secretary and therefore presumed to be a restriction pursuant to Chapter 23 of Chapter 184, which restriction expires naturally in thirty years but cannot be rerecorded, dated January 24, 1983, and recorded in the Middlesex South Registry of Deeds at Book 14938, Book 486, being more particularly described as follows: the parcel of land labeled “Parcel B” (Developed) containing 2.85 acres more or less, as shown on the plan of land entitled “Plan for Conservation Restrictions, Bay State Road, Reading, Mass.”, Scale 1” = 40’ by R.E. Cameron & Associates, Inc. dated Jan. 25, 1982 recorded in said deeds in Plan Book 1983, Page 259.

Section 2. This act shall take effect upon its passage.

Counted vote requested
107 voted in the affirmative
6 voted in the negative

On motion by James E. Bonazoli, Chairman of the Board of Selectmen, it was moved to adjourn this Subsequent Town Meeting sine die.

Meeting adjourned at 10:18 p.m.

_____ Town Meeting Members were present.

A true copy. Attest:

Cheryl A. Johnson
Town Clerk