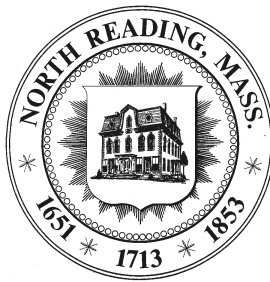


**TOWN OF NORTH READING  
MASSACHUSETTS**

**FALL ANNUAL  
TOWN MEETING WARRANT**



**MONDAY, OCTOBER 4, 2021**

*(Previously scheduled for October 2, 2021)*

**7:00 P.M.**

**189 Park Street**

**(Anticipated to be held in the Middle/High School Gymnasium)**

*Learn more and ask questions about the business  
to be conducted at Town Meeting at the Select Board's*

**WARRANT ARTICLE INFORMATIONAL HEARING ON  
SEPTEMBER 20, 2021 AT 8:00 P.M.**

***TURN PAGE FOR FURTHER DETAILS***

Please bring this book with you to the Town Meeting.



This page intentionally left blank.

## **IMPORTANT INFORMATION REGARDING FALL ANNUAL TOWN MEETING**

It is the intention of the Town Moderator and Select Board to convene and conduct the Fall Annual Town Meeting at the Middle/High School located at 189 Park Street on Monday, October 4, 2021 at 7:00 PM. The specific room location at the Middle/High School where Town Meeting will be held will be determined at a later date prior to the meeting.

Under state law, only residents who were registered as voters in North Reading as of September 14, 2021 may participate at this Fall Annual Town Meeting. Residents who were not registered as of that date may attend the Town Meeting but may not vote and will be seated separate from registered voters.

The Select Board wishes to call your attention to a **Warrant Article Informational Hearing** which will be held on **Monday, September 20, 2021 at 8:00 PM** via "Zoom" virtual meeting technology. The purpose of this Informational Hearing is to give residents a chance to learn more about each warrant article, to ask questions, and to be able to discuss the warrant articles before Town Meeting as much as possible. Residents may access this hearing as follows:

### **Via the**

**internet:** <https://us02web.zoom.us/j/87284064845?pwd=U3M2ZStCSzIzakFzcmlZMFlubk5XQT09>

**Via phone:**                   **One tap mobile: +19292056099 or +13126266799**

**-or-**

**Dial by telephone: (929) 205-6099 or (312) 626-6799**

**Enter Meeting ID: 872 8406 4845 #, then press # again**

Residents are also encouraged to submit questions via email to [townadministrator@northreadingma.gov](mailto:townadministrator@northreadingma.gov). Questions received by 12:00 PM on September 20<sup>th</sup> will be responded to at the Warrant Article Informational Hearing that evening.

Attendees will be required to wear a facial covering and, to the extent possible, social distancing will be in effect at Town Meeting. If you are unable to wear a facial covering because of a medical or disabling condition, you will be seated in a designated area. Residents are asked to bring this warrant with them to Town Meeting.

As has been the case since March, 2020, the situation regarding COVID-19 continues to evolve. Please note that social distancing, facial covering, and other requirements are subject to change depending on public health and public safety guidelines in effect at the time of Town Meeting. In the event the Town Moderator determines that conditions require that the date/time or venue for the Fall Annual Town Meeting must be further changed due to weather, public health, or public safety reasons, notice will be distributed as promptly and extensively as possible.

## PROCEDURE FOR TOWN MEETING

1. Moderator presides, using Roberts Rules of Order, except as provided by the General Laws, the Charter and By-Laws.
2. Articles in the warrant are considered in the order in which they appear, but voters may move to consider them out of order. (This takes a 4/5 vote of the Town Meeting.)
3. In order for an article to be considered by Town Meeting, it must be moved and seconded. The article is then open for debate by all in attendance.
4. To speak at Town Meeting, stand and say Mr. Moderator. After being recognized by the Moderator, state name and address before making any remarks.
5. Debate may be ended by a voter's "Move the question."
6. Amendments to original motion must be presented in writing to the Moderator. Upon being seconded and discussed, the Moderator calls for a vote. If passed, the original motion, as amended, is then voted.
7. Reconsideration of a vote is permitted only once and only at that session of Town Meeting.

The above information was prepared by the North Reading League of Women Voters.

## A CITIZEN'S CHECKLIST FOR TOWN MEETING

To be considered on each vote:

1. **IS IT NECESSARY?** Or is it something that is not really needed or perhaps already being provided by a private or public group?
2. **CAN WE AFFORD IT?** Remember, there is no limit to what we would like, but there is a limit to what we can afford.
3. **WHAT WILL IT ULTIMATELY COST?** Many proposals are like icebergs - only a small fraction of the total cost is apparent on the surface.
4. **HOW WILL IT AFFECT BASIC LIBERTIES?** If it imposes unreasonable or illegal restraints on your life or that of others it should be vigorously opposed.
5. **IS IT IN THE BALANCED BEST INTEREST OF ALL?** If it is designed to benefit a small group of special interests, while taking unfair advantage of others, work for its defeat.
6. **IS IT A "FOOT IN THE DOOR" PROPOSITION?** Compromising a little now may bring an oppressive burden later, either in more regulations or more taxes or a combination of both.
7. **DOES IT PLACE TOO MUCH POWER IN THE HANDS OF ONE INDIVIDUAL OR GROUP?** Once the decisive power is granted to a non-elected public official or a commission as a municipal authority, the private citizen lose effective control.
8. **IS ITS APPEAL BASED ON EMOTIONAL PROPAGANDA OR FACTS?** The further a proposition gets away from facts, the more critical one should be.

## TABLE OF CONTENTS

*Each article is accompanied by a "**Description...**" of what each article does.  
Italicized information is explanatory in nature.*

<b>Motions Customary to North Reading Town Meetings</b>	<b><u>Page</u></b>
	<b>2</b>
<b>Glossary of Terms Commonly Used in Municipal Finance</b>	<b>3</b>
Article 1     Hear and Act on Reports of Town Officers and Committees	7
Article 2     Prior Year Bills	7
Article 3     Appropriate Money to Stabilization Fund	8
Article 4     Appropriate Money to Capital Improvement Stabilization Fund	8
Article 5     Appropriate Money to Solid Waste Stabilization Fund	9
Article 6     Appropriate Money to Participating Funding Arrangement Fund	9
Article 7     Amend FY 2022 Operating Budget	10
Article 8     Rescind Authorizations to Borrow	10
Article 9     Amend FY 2022 Capital Budget	11
Article 10    Appropriate Money for Wastewater Planning, Design, Engineering and/or Permitting	11
Article 11    Appropriate Money for Legal Expenses – Secondary School Building Litigation	12
Article 12    Appropriate Money for Legal Expenses – 20 Elm Street Litigation	12
Article 13    Authorize Conveyance of Town-Owned Land for Affordable Housing (57 Haverhill Street)	13
Article 14    Authorize Conveyance of Town-Owned Land for Affordable Housing (44-46 Oakdale Road)	14
Article 15    Authorize Conveyance of Town-Owned Land for Affordable Housing (7 St. Theresa's Street)	15
Article 16    Authorize Northeast Metropolitan Regional Vocational School District Construction Project	16

**MOTIONS CUSTOMARY TO NORTH READING TOWN MEETINGS****MOTION TO ADMIT**

*A motion to admit non-voters to any session of a Town Meeting, which requires a majority vote of the Meeting in accordance with Town By-laws.*

**MOTION TO DISPENSE WITH THE READING OF THE WARRANT AND THE RETURN OF SERVICE BY THE CONSTABLE**

*This waives the requirement to read each article in its entirety as it is printed in the Warrant, which allows the Town Meeting to go directly to the reading of a motion under each article. It also waives the requirement to read the "Return of Service" which is the Constable's attestation that the Warrant was properly posted in accordance with the Town's By-laws.*

**MAIN MOTION**

*The initial motion made under each article to bring it before the Town Meeting for discussion and action. There must be a main motion before any action may be taken on each article.*

**MOTION TO AMEND**

*A motion that proposes to modify or change the action presented under another motion, usually the main motion. The Town Meeting must act on the amendment first; depending on how the amendment is voted will determine whether the main motion will change to reflect the amendment. If the amendment fails, there will be no change to the main motion; however, another motion to amend can be made.*

**MOTION TO CONSIDER OUT OF ORDER**

*A motion allowing an article to be taken out of its sequential order as printed in the Warrant, which requires a 4/5 vote of the meeting in accordance with the Town's By-laws.*

**MOTION TO POSTPONE**

*A motion to defer action on an article to a definite time. In some instances, action on one article may be dependent or impacted by another later-occurring article. In such an instance, a motion could be made to postpone action on the current article until the later-occurring article has been voted.*

**MOTION TO PASS OVER**

*A motion to defer action on an article indefinitely. No action would be taken under the article other than the vote to pass over. If the vote to pass over fails, then the article must be acted upon in some manner.*

**MOTION TO RECESS REGULAR TOWN MEETING**

*A motion to temporarily suspend discussion and action during the Meeting for a brief period of time, usually pre-stated.*

**MOTION TO ADJOURN TO A TIME CERTAIN**

*A motion made to continue the Town Meeting to another specified date, time and place, if necessary.*

**MOTION TO ADJOURN -- SINE DIE**

*A motion to officially close the Town Meeting. This motion can only be made after all articles have been acted upon, and essentially adjourns the Town Meeting without providing for a further date.*

## ***Glossary of Terms Commonly Used in Municipal Finance***

**Appropriation:** An authorization granted by a legislative body to make expenditures and to incur obligations for specific purposes. An appropriation is usually limited in amount and the time when it can be expended. Any amount that is appropriated may be encumbered. A warrant article appropriation is carried forward from year to year until spent for the designated purpose or transferred by town meeting vote to another account.

**Assessed Valuation:** The value placed upon a particular property by the local Board of Assessors for the purpose of apportioning the town's tax levy among individual property owners equitably and in accordance with the legal requirement that property be assessed at "full and fair cash value", certified periodically by the Commonwealth's Commissioner of Revenue (no less frequently than once every three years).

**Available Funds:** Balances in the various fund types that represent non-recurring revenue sources. As a matter of sound practice, they are frequently appropriated to meet unforeseen expenses, for capital expenditures or other onetime costs. Examples of available funds include free cash, stabilization funds and overlay surplus.

**Audit:** Work done by accountants in examining financial reports, reviewing compliance with applicable laws and regulations, reviewing effectiveness in achieving program results. A basic audit examines only the financial reports and legal compliance. An outside Certified Public Accountant (CPA) audit is directed primarily toward the expression of an opinion as to the fairness of the financial statements and submission of a management letter. An auditor must be independent of the executive branch of government. A state auditor, private CPA or public accountant, or elected auditor meets this test.

**Bond:** A means to raise money through the issuance of debt. A bond issuer/borrower promises in writing to repay a specified sum of money, alternately referred to as face value, par value or bond principal, to the buyer of the bond on a specified future date (maturity date), together with periodic interest at a specified rate.

**Bond Authorization:** The action of town meeting authorizing the executive branch to raise money through the sale of bonds in a specific amount and for a specific purpose. Once authorized, issuance is by the treasurer upon the signature of the selectmen.

**Bond Issue:** Generally, the sale of a certain number of bonds at one time by a governmental unit.

**Bond Rating (Municipal):** A credit rating assigned to a municipality to help investors assess the future ability, legal obligation, and willingness of the municipality (bond issuer) to make timely debt service payments. Stated otherwise, a rating helps prospective investors determine the level of risk associated with a given fixed-income investment. Rating agencies, such as Moody's and Standard and Poors, use rating systems, which designate a letter or a combination of letters and numerals where AAA is the highest rating and C1 is a very low rating.

**Budget:** A plan of financial operation embodying an estimate of proposed expenditures for a given period and the proposed means of financing them. A budget may be preliminary (the financial plan presented to the town meeting) or final (the plan approved by that body).

**Capital Budget:** A plan of proposed capital outlays and the means of financing them for the current fiscal period. It is usually a part of the current budget.

**Cherry Sheet:** An annual statement received from the Massachusetts Department of Revenue detailing estimated receipts for the next fiscal year for the various state aid accounts and estimated state and county government charges payable by the Town in setting the tax rate. The actual receipts and charges may vary from the estimates.

**Collective Bargaining:** The process of negotiating workers' wages, hours, benefits, working conditions, etc., between an employer and some or all of its employees, who are represented by a recognized labor union. Regarding wages, hours and working conditions.

**Debt Exclusion:** A vote to exclude from the levy limit the costs of debt service for capital projects. This exclusion remains in effect for the life of the debt only.

**Debt Service:** The repayment cost, usually stated in annual terms and based on an amortization schedule, of the principal and interest on any particular bond issue.

**Enterprise Fund:** A standalone fund with its own assets, liabilities, fund balance, revenues and expenses in which a municipal service is operated as a business unit. Costs of the service are primarily recovered from user charges, and may be supplemented by general revenues.

**Excess Levy Capacity:** The difference between the levy limit and the amount of real and personal property taxes actually levied in a given year.

**Exemptions:** A discharge, established by statute, from the obligation to pay all or a portion of a property tax. The exemption is available to particular categories of property or persons upon the timely submission and approval of an application to the assessors. Properties exempt from taxation include hospitals, schools, houses of worship, and cultural institutions. Persons who may qualify for exemptions include disabled veterans, blind individuals, surviving spouses, and seniors.

**Expenditure:** The spending of money by the town and schools for the programs or projects within the approved budget.

**FTE:** A full-time equivalent employee based on a 40-hour work week. May be one or more employees, but the total weekly hours equal 40.

**Fiscal Year ("FY"):** A 12-month period, beginning July 1 and ending June 30, to which the annual budget applies and at the end of which a governmental unit determines its financial position and the results of its operations. The designation of the fiscal year is that of the calendar year in which it ends; for example, FY17 or FY 2017 is the fiscal year which begins July 1, 2016 and ends June 30, 2017.

**Free Cash:** Certified as of each July 1 by the State, this is the portion of Undesignated Fund Balance available for appropriation. It is not cash per se, rather it is approximately the total of cash and receivables less current liabilities and earmarked reserves, reduced also by reserves for uncollected taxes.

**Fund:** An accounting entity with a self-balancing set of accounts that is segregated for the purpose of carrying on identified activities or attaining certain objectives in accordance with specific regulations, restrictions or limitations.

**General Fund:** The fund into which the general (non-earmarked) revenues of the town are deposited and from which money is appropriated to pay expenses.

**General Obligation Bonds:** Bonds issued by the Town that are backed by the full faith and credit of its taxing authority.

**Joint Labor Management Negotiation Process:** A negotiation process available to Police and Fire Unions, which utilizes Commonwealth of Massachusetts' mediators and arbitrators. If an arbitration decision is issued, it is binding upon the Executive Branch (The Select Board and Management Staff). Further, the Executive Branch must fully support such an arbitration decision before Town Meeting, even if they believe such a decision is not in the best interest of the Town.



**Level-Service Budget:** A budget that describes the funding required for maintaining current levels of service or activity, plus cost increases for contractual and mandated obligations. It brings previously approved programs forward at existing levels of service.

**Levy Ceiling:** A levy ceiling is one of two types of levy (tax) restrictions imposed by MGL Ch. 59 §21C (Proposition 2½). It states that, in any year, the real and personal property taxes imposed may not exceed 2½ percent of the total full and fair cash value of all taxable property. Property taxes levied may exceed this limit only if the community passes a capital exclusion, debt exclusion, or a special exclusion. (See Levy Limit)

**Levy Limit:** A levy limit is one of two types of levy (tax) restrictions imposed by MGL Ch. 59 §21C (Proposition 2½). It states that the real and personal property taxes imposed by a city or town may only grow each year by 2½ percent of the prior year's levy limit, plus new growth and any overrides or exclusions. The levy limit can exceed the levy ceiling only if the community passes a capital expenditure exclusion, debt exclusion, or special exclusion. (See Levy Ceiling)

**Local Aid:** Revenue allocated by the Commonwealth to cities, towns, and regional school districts. Estimates of local aid are transmitted to cities, towns, and districts annually by the "Cherry Sheets." Most Cherry Sheet aid programs are considered general fund revenues and may be spent for any purpose, subject to appropriation.

**M.G.L.:** Massachusetts General Laws.

**New Growth:** The additional tax revenue generated by new construction, renovations and other increases in the property tax base during a calendar year. It does not include value increases caused by normal market forces or by revaluations. New growth is calculated by multiplying the assessed value associated with new construction, renovations and other increases by the prior year tax rate. The additional tax revenue is then incorporated into the calculation of the next year's levy limit.

**Other Post-Employment Benefits (OPEB):** The set of benefits, other than pensions, that government employees earn while actively working, but do not receive until they retire. Typically included is health insurance coverage for retirees, their spouses and in some cases their beneficiaries.

**Operating Budget:** A plan of proposed expenditures for personnel, supplies, and other expenses for the coming fiscal year.

**Overlay:** (Overlay Reserve or Allowance for Abatements and Exemptions) An account established annually to fund anticipated property tax abatements, exemptions and uncollected taxes in that year. The overlay reserve need not be funded by the normal appropriation process, but rather is raised on the tax rate recapitulation sheet, and cannot exceed an amount deemed reasonable by the Commissioner of Revenue.

**Overlay Surplus:** Any balance in the overlay account of a given year in excess of the amount remaining to be collected or abated can be transferred into this account. Within 10 days of a written request by the chief executive officer of a city or town, the assessors must provide a certification of the excess amount of overlay available to transfer. Overlay surplus may be appropriated for any lawful purpose. At the end of each fiscal year, unused overlay surplus is "closed" to surplus revenue, i.e., it becomes a part of free cash.

**Override:** A vote to increase the amount of property tax revenue that may be raised over the levy limit.

**Personnel Services:** The cost of salaries, wages and related employment benefits.

**Purchased Services:** The cost of services that are provided by a vendor.

**Raise:** A phrase used to identify a funding source for an expenditure which refers to money generated by the tax levy or other local receipt.

**Reserve Fund:** A fund appropriated each year that may be used only by vote of the Finance Committee for “extraordinary or unforeseen expenditures.” **Revolving Fund:** Those funds that may be used for special uses. For example, Recreation fees may be paid into a revolving fund, and expenditures can be made without appropriation with the approval of the Town Administrator.

**Revolving funds:** are established by state law or town bylaw. Some revolving funds must be annually reauthorized by Town Meeting.

**Stabilization Fund:** A fund designed to accumulate amounts for capital and other future spending purposes, although it may be appropriated for any lawful purpose (MGL Ch. 40 §5B). Stabilization funds may be established for different purposes, and interest generated by such funds is added to and becomes part of the stabilization fund. A two-thirds vote of town meeting is required to establish, amend the purpose of, or appropriate money into or out of the stabilization fund.

**Tax Levy:** Total amount of dollars assessed in property taxes imposed by the Town each fiscal year. **Tax Rate:** The amount of property tax stated in terms of a unit of the municipal tax base; for example, \$14.80 per \$1,000 of assessed valuation of taxable real and personal property.

**Tax Title (or Tax Taking):** A collection procedure that secures a city or town's lien on real property and protects the municipality's right to payment of overdue property taxes. Otherwise, the lien expires if five years elapse from the January 1 assessment date and the property has been transferred to another owner. If amounts remain outstanding on the property after issuing a demand for overdue property taxes and after publishing a notice of tax taking, the collector may take the property for the city or town. After properly recording the instrument of taking, the collector transfers responsibility for collecting the overdue amounts to the treasurer. After six months, the treasurer may initiate foreclosure proceedings.

**Tax Title Foreclosure:** The procedure initiated by a city or town treasurer in Land Court or through land of low value to obtain legal title to real property already in tax title and on which property taxes are overdue. The treasurer must wait at least six months from the date of a tax taking to initiate Land Court foreclosure proceedings (MGL Ch. 60 §65).

**Triennial Certification:** The Commissioner of Revenue, through the Bureau of Local Assessment, is required to review local assessed values every three years and to certify that they represent full and fair cash value (FFCV). Refer to MGL Ch. 40 §56 and Ch. 59 §2A(c).

**Trust Fund:** In general, a fund for money donated or transferred to a municipality with specific instructions on its use. As custodian of trust funds, the treasurer invests and expends such funds as stipulated by trust agreements, as directed by the commissioners of trust funds or by town meeting. Both principal and interest may be used if the trust is established as an expendable trust. For nonexpendable trust funds, only interest (not principal) may be expended as directed.

**Turn Back:** Unexpended funds of a prior fiscal year operating budget are returned to the Town, which ultimately revert to Free Cash.

**Unreserved Fund Balance or Surplus Revenue Account:** The amount by which cash, accounts receivable and other assets exceed liabilities and restricted reserves. It is akin to the stockholders equity account on a corporate balance sheet. It is not, however, available for appropriation in full because a portion of the assets listed as “accounts receivable” may be taxes receivable and uncollected. (See Free Cash)

**Warrant:** An authorization for an action. For example, a town meeting warrant establishes the matters that may be acted on by that town meeting. A treasury warrant authorizes the treasurer to pay specific bills. The assessors' warrant authorizes the tax collector to collect taxes in the amount and from the persons listed, respectively.

**COMMONWEALTH OF MASSACHUSETTS**

**TOWN OF NORTH READING**

**FALL ANNUAL TOWN MEETING**

**OCTOBER 4, 2021**

**7:00 P.M.**

Middlesex, SS.

To either of the Constables of the Town of North Reading in the County of Middlesex, GREETINGS.

IN THE NAME OF THE COMMONWEALTH OF MASSACHUSETTS, you are hereby directed to notify and warn the inhabitants of said Town, qualified to vote in Town affairs, to meet at 189 Park Street in said North Reading, on **MONDAY**, the **FOURTH DAY OF OCTOBER, 2021** at seven o'clock in the evening, then and there to act on the following articles:

---

**Article 1      Hear and Act on Reports of Town Officers and Committees**

To hear and act upon the reports of Town Officers and Committees.

**Sponsor:**    Select Board

**Description...**

*This is a customary article which provides for Officers and Committees so instructed to report to Town Meeting their progress or recommendations.*

**Recommendations ...**

**Select Board:** Recommended

**Finance Committee:** No Action Required

---

**Article 2      Prior Year Bills**

To see if the Town will vote to raise by taxation and appropriate, or appropriate by transfer from any available source of funds, a sum of money to pay prior year bills; or what it will do in relation thereto.

**Sponsor:**    Select Board

**Description...**

*This article would provide for payment of prior fiscal year bills which were not submitted prior to the end of Fiscal Year 2021. The requested amount for prior year bills, if any, will be available at Town Meeting. A 4/5 vote is required for approval of this article.*

**Recommendations ...**

**Select Board:** Recommendation to be made at Town Meeting

**Finance Committee:** Recommendation to be made at Town Meeting

---

**Article 3      Appropriate Money to Stabilization Fund**

To see if the Town will vote to raise by taxation and appropriate, or appropriate by transfer from unexpended funds remaining in Warrant Articles of previous years, or appropriate by transfer from any available source of funds a sum of money to be added to the Stabilization Fund; or what it will do in relation thereto.

**Sponsor:**    Select Board

**Description...**

*This article would transfer funds to the Town's Stabilization Fund. The Stabilization Fund may be used for any lawful purpose, however, it represents the Town's rainy day fund for unexpected emergencies. The current balance in the account is \$3,781,185.68. A recommendation for a transfer into the Fund, if any, will be available at Town Meeting.*

**Recommendations ...**

**Select Board:** Recommendation to be made at Town Meeting

**Finance Committee:** Recommendation to be made at Town Meeting

---

**Article 4      Appropriate Money to Capital Improvement Stabilization Fund**

To see if the Town will vote to raise by taxation and appropriate, or appropriate by transfer from unexpended funds remaining in Warrant Articles of previous years, or appropriate by transfer from any available source of funds a sum of money to be added to the Capital Improvement Stabilization Fund established under Article 5 of the October, 2007 Town Meeting; or what it will do in relation thereto.

**Sponsor:**    Select Board

**Description...**

*This article would transfer funds to the Town's Capital Improvement Stabilization Fund. The use of this fund includes funding capital purchases in order to reduce the need for borrowing for certain projects, and to pay debt service. The current balance in the account is \$749,841.54. A recommendation for a transfer into the Fund, if any, will be available at Town Meeting.*

**Recommendations ...**

**Select Board:** Recommended

**Finance Committee:** Recommended

---

**Article 5      Appropriate Money to Solid Waste Stabilization Fund**

To see if the Town will vote to raise by taxation and appropriate, or appropriate by transfer from unexpended funds remaining in Warrant Articles of previous years, or appropriate by transfer from any available source of funds a sum of money to be added to the Solid Waste Stabilization Fund established under Article 23 of the April 3, 2006 Town Meeting; or what it will do in relation thereto.

**Sponsor:**    Select Board

**Description...**

*This article seeks to transfer surplus funds, if any, from funding sources including Trash Receipts to be used to offset future Solid Waste costs. The current balance in this account is \$202,311.84 .*

**Recommendations ...**

**Select Board:** Recommended

**Finance Committee:** Recommendation to be made at Town Meeting.

---

**Article 6      Appropriate Money to Participating Funding Arrangement Fund**

To see if the Town will vote to raise by taxation and appropriate, or appropriate by transfer from unexpended funds remaining in Warrant Articles of previous years, or appropriate by transfer from any available source of funds a sum of money to be added to the Participating Funding Agreement Fund established under Article 24 of the June 4, 2018 Town Meeting and re-named under Article 6 of the October 15, 2018 Town Meeting; or what it will do in relation thereto.

**Sponsor:**    Select Board

**Description...**

*The Select Board proposes to transfer the Town's share of surplus funds from the FY 2021 employee health insurance program, if any, to the Town's Participating Funding Arrangement Fund. The Fund is a reserve account to pay for the Town's portion of future employee health insurance costs. The current balance in this account is \$1,106,993.*

**Recommendations ...**

**Select Board:** Recommended

**Finance Committee:** Recommendation to be made at Town Meeting

**Article 7 Amend FY 2022 Operating Budget**

To see if the Town will vote to amend the FY 2022 Operating Budget voted under Article 16 of the June 5, 2021 Annual Town Meeting, including funding the first year of certain collective bargaining agreements, or otherwise amend said vote and to raise by taxation and appropriate, or appropriate and transfer from unexpended funds remaining in Warrant Articles of previous years, or appropriate by transfer from any available source of funds, or borrow a sum of money for such purposes; or what it will do in relation thereto.

**Sponsor:** Select Board

**Description...**

*This article would amend the FY2022 operating budget adopted at June Town Meeting. Specific lines to be amended, if any, will be available at Town Meeting.*

**Recommendations ...**

**Select Board:** Recommendation to be made at Town Meeting

**Finance Committee:** Recommendation to be made at Town Meeting

---

**Article 8 Rescind Authorizations to Borrow**

To see if the Town will vote to rescind the authorized, but unissued balances of various borrowing authorizations approved by the Town from time to time, which amounts are no longer needed to pay costs of completing the projects for which they were originally approved; or what it will do in relation thereto.

**Sponsor:** Select Board

**Description...**

*This is a routine article seeking to rescind bond authorizations that are no longer needed because the respective projects are completed or have been abandoned.*

**Recommendations ...**

**Select Board:** Recommendation to be made at Town Meeting

**Finance Committee:** Recommendation to be made at Town Meeting

**Article 9 Amend FY 2022 Capital Budget**

To see if the Town will vote to amend the FY 2022 Capital Budget voted under Article 21 of the June 5, 2021 Annual Town Meeting, and to raise by taxation and appropriate, or appropriate and transfer from unexpended funds remaining in Warrant Articles of previous years, or appropriate by transfer from any available source of funds, or borrow a sum of money for such purposes; or what it will do in relation thereto.

**Sponsor:** Select Board

**Description...**

*This article would amend the FY2022 capital budget adopted at June Town Meeting. Proposed amendments, if any, will be provided at Town Meeting.*

**Recommendations ...**

**Select Board:** Recommendation to be made at Town Meeting

**Finance Committee:** Recommendation to be made at Town Meeting

---

**Article 10 Appropriate Money for Wastewater Planning, Design, Engineering, and/or Permitting**

To see if the Town will vote to appropriate a sum of money for the purpose of continued planning, designing, engineering, and/or permitting for the potential construction of a wastewater collection and conveyance system within and outside of North Reading, including any and all costs related thereto; to determine whether this appropriation shall be raised by borrowing or otherwise; or what it will do in relation thereto.

**Sponsor:** Select Board

**Description...**

*This article would appropriate funding for continued planning, design, engineering, and/or permitting for the potential construction of a wastewater collection system (including an out-of-town pipe connection to the Greater Lawrence Sanitary District).*

**Recommendations ...**

**Select Board:** Recommended

**Finance Committee:** Recommendation to be made at Town Meeting

**Community Planning Commission:** Recommended

**Article 11     Appropriate Money for Legal Expenses – Secondary School Building Litigation**

To see if the Town will vote to raise by taxation and appropriate, or appropriate by transfer from unexpended funds remaining in Warrant Articles of previous years, or appropriate by transfer from any available source of funds a sum of money for negotiation, mediation and/or litigation with PMA Consultants, LLC and Dore and Whittier Architects, Inc. concerning the Secondary School Building Project, including any costs incidental or related thereto; or what it will do in relation thereto.

**Sponsor:**     Select Board

**Description...**

*This article would provide additional funding for legal expenses related to the Secondary School Building Project.*

**Recommendations ...**

**Select Board:** Recommendation to be made at Town Meeting

**Finance Committee:** Recommendation to be made at Town Meeting

---

**Article 12     Appropriate Money for Legal Expenses – 20 Elm Street Litigation**

To see if the Town will vote to raise by taxation and appropriate, or appropriate by transfer from unexpended funds remaining in Warrant Articles of previous years, or appropriate by transfer from any available source of funds a sum of money for legal, engineering, consulting, and/or other services associated with the 20 Elm Street Chapter 40B Comprehensive Permit Application, including any costs incidental or related thereto; or what it will do in relation thereto.

**Sponsor:**     Select Board

**Description...**

*This article would provide funding for legal and other expenses related to the 20 Elm Street Chapter 40B Comprehensive Permit Application.*

**Recommendations ...**

**Select Board:** Recommendation to be made at Town Meeting

**Finance Committee:** Recommendation to be made at Town Meeting



**Article 13 Authorize Conveyance of Town-Owned Land for Affordable Housing (57 Haverhill Street)**

To see if the Town will vote to authorize the Select Board to convey, on such terms and conditions and for such consideration as the Select Board deems appropriate, that certain parcel of land known as 57 Haverhill Street, identified as Parcel 67 on Town Assessors' Map 40, and being more particularly described in that deed recorded with the Southern Middlesex Registry of Deeds in Book 30669, Page 47; or what it will do in relation thereto.

**Sponsor:** Community Planning Commission

**Description...**

*This article would authorize the Select Board to convey the property, which is located within the Affordable Housing Zoning Overlay District, for purposes of developing affordable housing, pursuant to the regulations of Section 200, Article XXI, of the Zoning Bylaw.*

**Recommendations ...**

**Select Board:** Recommendation to be made at Town Meeting

**Finance Committee:** Recommendation to be made at Town Meeting

**Community Planning Commission:** Recommended



**Article 14     Authorize Conveyance of Town-Owned Land for Affordable Housing (44-46 Oakdale Road)**

To see if the Town will vote to transfer from the board or official having custody for the purposes for which it is presently held, including the tax title custodian, to the Select Board for general municipal purposes, including the purpose of conveyance, the care, custody, and control of that certain parcel of land known as 44 Oakdale Road, identified as Parcel 31 on Town Assessors' Map 43, and that certain parcel of land known as 46 Oakdale Road, identified as Parcel 32 on Town Assessors' Map 43, and being more particularly described in that deed recorded with the Southern Middlesex Registry of Deeds in Book 10415, Page 265, and to authorize the Select Board to convey said parcels on such terms and conditions and for such consideration as the Select Board deems appropriate; or what it will do in relation thereto.

**Sponsor:** Community Planning Commission

**Description...**

*This article would authorize the Select Board to convey the properties, which are located within the Affordable Housing Zoning Overlay District, for purposes of developing affordable housing, pursuant to the regulations of Section 200, Article XXI, of the Zoning Bylaw.*

**Recommendations ...**

**Select Board:** Recommendation to be made at Town Meeting

**Finance Committee:** Recommendation to be made at Town Meeting

**Community Planning Commission:** Recommended



**Article 15     Authorize Conveyance of Town-Owned Land for Affordable Housing  
(7 St. Theresa's Street)**

To see if the Town will vote to transfer from the tax title custodian to the Select Board for general municipal purposes, including the purpose of conveyance, the care, custody, and control of that certain parcel of land known as 7 St. Theresa's Street, identified as Parcel 101 on Town Assessors' Map 13, and being more particularly described in that deed recorded with the Southern Middlesex Registry of Deeds in Book 15394, Page 475, and to authorize the Select Board to convey said parcel on such terms and conditions and for such consideration as the Select Board deems appropriate; or what it will do in relation thereto.

**Sponsor:** Community Planning Commission

**Description...**

*This article would authorize the Select Board to convey the property, which is located within the Affordable Housing Zoning Overlay District, for purposes of developing affordable housing, pursuant to the regulations of Section 200, Article XXI, of the Zoning Bylaw.*

**Recommendations ...**

**Select Board:** Recommendation to be made at Town Meeting

**Finance Committee:** Recommendation to be made at Town Meeting

**Community Planning Commission:** Recommended



**Article 16     Authorize Northeast Metropolitan Regional Vocational School District Construction Project**

To see if the Town will 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 Drive 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 \$8,424,962, 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 \$4,686,498. 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; or take any other action relative thereto.

**Sponsor:** Select Board

**Description...**

*This article would authorize borrowing for the construction of a new school building at the Northeast Metropolitan Regional Vocational School site in Wakefield. While the total estimated project cost is \$317,422,620, the Town's share is \$8,842,962. Both the total amount and the Town's share are anticipated to be reduced by a grant from the Massachusetts School Building Authority. The Town's share, after receipt of the grant, is anticipated to be approximately \$4,686,498 excluding interest.*

**Recommendations ...**

**Select Board:** Recommendation to be made at Town Meeting

**Finance Committee:** Recommendation to be made at Town Meeting

And you are directed to serve this Warrant by posting up attested copies, fourteen days at least before the time of holding said meeting, in accordance with the Code of the Town of North Reading.

HEREOF FAIL NOT, and make due return of this Warrant, with your doings thereon, to the Town Clerk, at the time and place of meeting, as aforesaid.

Given under our hands this eighth day of September in the year of our Lord two thousand and twenty-one.

**SELECT BOARD**

Kathryn M. Manupelli, Chair  
Liane R. Gonzalez, Vice Chair  
Vincenzo Stuto, Clerk  
Stephen J. O'Leary  
Richard Wallner

A True Copy:  
Attest: Barbara Stats, Town Clerk



This page intentionally left blank.

**TOWN OF NORTH READING**  
**Citizens Activity Record**

**To the Town Administrator:**

**I hereby request to be considered for membership to the following board(s) and/or committee(s):** (If more than one, please indicate your preference: 1,2,3...)

- |   |  |
|---|--|
| <input type="checkbox"/> Board of Registrars          | <input type="checkbox"/> Information Technology Advisory Committee |
| <input type="checkbox"/> Cable Advisory Committee     | <input type="checkbox"/> Land Utilization Committee                |
| <input type="checkbox"/> Commission on Disabilities   | <input type="checkbox"/> Library Trustees                          |
| <input type="checkbox"/> Conservation Commission      | <input type="checkbox"/> Martins Pond Reclamation Study Committee  |
| <input type="checkbox"/> Council on Aging             | <input type="checkbox"/> Mobile Home Rent Control Board            |
| <input type="checkbox"/> Cultural Council             | <input type="checkbox"/> Parks and Recreation Committee            |
| <input type="checkbox"/> Finance Committee            | <input type="checkbox"/> Recycling Committee                       |
| <input type="checkbox"/> Fiscal Advisory Committee    | <input type="checkbox"/> Taxation Aid Committee                    |
| <input type="checkbox"/> Forest Committee             | <input type="checkbox"/> Trustees of the Trust Fund                |
| <input type="checkbox"/> Hillview Commission          | <input type="checkbox"/> Wastewater Planning Advisory Committee    |
| <input type="checkbox"/> Historic District Commission | <input type="checkbox"/> Water Commission                          |
| <input type="checkbox"/> Historical Commission        | <input type="checkbox"/> Youth Services Committee                  |
| <input type="checkbox"/> Housing Partnership          | <input type="checkbox"/> Zoning Board of Appeals                   |
| <input type="checkbox"/> Other _____                  |  |

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

**Contact Information**

Full Name (Print): \_\_\_\_\_  
E-mail Address: \_\_\_\_\_  
Residence Address: \_\_\_\_\_  
Residence Phone: \_\_\_\_\_  
Business Phone: \_\_\_\_\_  
Cell Phone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_

**Membership in community organizations**

Organization	Dates	Activities
_____	_____	_____
_____	_____	_____
_____	_____	_____

**Do you have any skills, experience, or education you would like to mention?**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**What is your reason for wanting to serve on this board / committee / other?**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Please return the completed form to: Town Administrator, Town Hall, 235 North Street, North Reading, MA 01864 or apply on-line at [www.northreadingma.gov](http://www.northreadingma.gov).**

\_\_\_\_\_ Thank you for volunteering to serve your community \_\_\_\_\_

Town of North Reading  
Fall (October) Annual Town Meeting  
October 4, 2021  
North Reading, MA 01864

PRESORTED  
STANDARD  
US POSTAGE PAID  
NO. READING, MA  
PERMIT NO. 11

ECRWSS

\*\*\*\*\*ECRWSSSEDDM\*\*\*\*\*

**R E S I D E N T**

**N O R T H   R E A D I N G , M A   0 1 8 6 4**