

Warrant Article Questionnaire
Non Standard Town Agency Articles

Section III – Questions with Response Boxes – To Be Completed By Petition Sponsor

Article # 21	Date Form Completed: 10/2/17
Article Title: West Natick Fire Station Project - Rezoning	
Sponsor Name: Board of Selectmen	Email: mwhite@natickma.org

Question	Question
1	Provide the article motion exactly as it will appear in the Finance Committee Recommendation Book and presented to Town Meeting for action.
Response	<p>Move that the Town amend the Town of Natick Zoning By-Laws and Map as follows:</p> <p>1. Amend the Town of Natick zoning map, as referenced under Section II-B Location of Districts (Zones) subsection 1 to replace the Commercial II (CII) zoning district with the Residential Single A (RSA), on all and/or portions of lots shown on the Town of Natick Assessors' Map 24, Lot 89CC, and Town of Natick Assessors' Map 25, Lots 246, 247, 248A, 248B, 248C, and 251A; AND</p> <p>2. Amend the Town of Natick zoning map, as referenced under Section II-B Location of Districts (Zones) subsection 1 to remove the Regional Center (RC) Overlay District on all and/or portions of lots shown on the Town of Natick Assessors' Map 24, Lot 89CC, and Town of Natick Assessors' Map 25, Lots 246, 247, 248A, 248B, 248C, and 251A;</p> <p>As shown on map "West Natick Fire Station Zoning Amendment – After" dated September 26, 2017.</p>
2	At a summary level and very clearly, what is the proposed purpose and objective of this Warrant Article and the accompanying Motion?
Response	The article will allow for the construction of the proposed West Natick Fire Station.
3	Has this article or one of a very similar scope and substance been on a previous Warrant Article and what has been the actions taken by Finance Committee, other Boards or Committees and Town Meeting?
Response	No.
4	Why is it required for the Town of Natick and for the Town Agency sponsor(s)?
Response	To accommodate the construction of the West Natick Fire Station. The current project site is split between two zoning districts (CII and RSA), each with different dimensional zoning requirements. Amending the zoning map so that the entire site sits within the RSA zoning

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	district will ensure that the proposed project can be constructed compliant with zoning, specifically the RSA height (35 feet) and setback (front yard) requirements. The amendment of the RC Overlay District to remove the zoning district from the proposed West Natick Fire Station site is not required, but is desired to ensure consistency with the proposed use.
5	Does this article require funding, how much, from what source of funds and under whose authority will the appropriation be managed and spent?
Response	No.
6	Does this article act in any way in concert with, in support of, or to extend any prior action of Natick Town Meeting, Massachusetts General Laws or CMR's or other such legislation or actions? Does this article seek to amend, rescind or otherwise change any prior action of Natick Town Meeting?
Response	Yes – at various past Town Meetings, funding appropriations as well as land acquisitions (from MassDOT) were supported for the design and eventual construction of the West Natick Fire Station.
7	How does the proposed motion (and implementation) fit with the relevant Town Bylaws, financial and capital plan, comprehensive Master Plan, and community values as well as relevant state laws and regulations?
Response	The Town is identified the need to upgrade and expand the West Natick Fire Station to meet current community needs for service and response times. The current fire station is undersized and in need of significant modernization, especially for one of Natick's busiest fire stations.
8	Who are the critical participants in executing the effort envisioned by the article motion?
Response	Town Meeting, Board of Selectmen, Planning Board, and Town Administration (including Fire Department).
9	What steps and communication has the sponsor attempted to assure that: <ul style="list-style-type: none"> • Interested parties were notified in a timely way and had a chance to participate in the process • Appropriate Town Boards & Committees were consulted • Required public hearings were held

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Response	The Planning Board reviewed and unanimously endorsed the proposed motion at their September 27, 2017 meeting (at a required public hearing).
10	Since submitting the article have you identified issues that weren't initially considered in the development of the proposal?
Response	No – though the exact boundary of the zoning district amendment required continued discussion with an abutting property owner (please refer to reference materials for Articles 19 and 20).
11	If this Warrant Article is not approved by Town Meeting what are the consequences to the Town and to the sponsor(s)? Please be specific on both financial and other consequences?
Response	The West Natick Fire Station may not be allowed to be constructed as planned, unless numerous variances are granted by the ZBA in order to be constructed.