

**NATICK FINANCE COMMITTEE MEETING MINUTES**

**April 4, 2019**

**Natick Town Hall**

**School Committee Meeting Room 3<sup>rd</sup> Floor**

This meeting has been properly posted as required by law.

**MEMBERS PRESENT:**

Patrick Hayes, Chairperson  
Linda Wollschlager, Vice-Chairperson  
Bruce Evans, Clerk  
Michael Linehan, Member  
Robert McCauley, Member  
Kristine Van Amsterdam, Member  
Bill Grome, Member  
David Coffey, Member (arr. 7:12 pm)  
David J. Gallo, Member

**MEMBERS ABSENT:**

Jim A. Scurlock, Member  
Daniel Sullivan, Member  
Dirk Coburn, Member  
Philip Rooney, Member  
Jeff DeLuca, Member

**AGENDA:**

1. Call to Order
  - a. Pledge of Allegiance & Moment of Silence
  - b. Advisement of Pegasus Live Broadcast
  - c. Review of Meeting Agenda and Ordering of Items
2. Announcements
  - a. Finance Committee Vacancy
3. Public Comments
  - a. Committee policy & procedures available via this link and also at the meeting location
4. Meeting Minutes
  - a. Review & Approve March 12, March 19 and March 21, 2019 Meeting Minutes (Revised)
5. 2019 Special Town Meeting #1 Warrant Articles - Public Hearing
  - a. [Article 1 - Establish Special Revenue Account for PEG Access and Cable Related Funds](#)
  - b. [Article 2 - PEG Access and Cable Related Fund Appropriation or Transfer of Funds](#)
  - c. Article 3 - Fiscal 2019 Morse Institute Library Budget
  - d. Article 4 - Fiscal 2019 Bacon Free Library Budget
6. 2019 Spring Annual Town Meeting Warrant Articles - Public Hearing
  - a. [Article 4 - Personnel Board Classification & Pay Plan](#)
  - b. [Reconsideration of Article 5 - Collective Bargaining: Police Patrol Union](#)

- c. [Reconsideration of Article 3 - Elected Officials Salary \(Added\)](#)
  - d. [Reconsideration of Article 8 - FY2020 Omnibus Motions E, G and H1 only \(Added\)](#)
  - e. [Reconsideration of Article 15 - Capital Improvements: Motion B & D](#)
  - f. [Article 24 - Amend Historic Preservation Zoning By-Law](#)
  - g. [Article 26 - Amend Definition of "Dog Kennel" as Used in Zoning By-Laws](#)
  - h. [Article 27 - Amend Dog Kennel Zoning](#)
7. Committee Discussion (May include items not on the agenda)
- a. Finance Committee Recommendation Book – Review
  - b. [Town of Natick - Financial, Demographic and Economic Analysis: supplemental information for 2019 Spring Annual Town Meeting](#)
8. Adjourn

### **CALL TO ORDER**

Meeting called to order at 7:07 p.m. by Chairman, Patrick Hayes.

Mr. Hayes noted that Articles 26 and 27 would not be heard tonight because they are not ready.

### **ANNOUNCEMENTS/CITIZENS CONCERNS:**

None.

### **PUBLIC COMMENTS**

None.

*Ms. Wollschlager moved to open the 2019 Special Town Meeting #1 Warrant Public Hearing, seconded by Ms. Van Amsterdam, voted 8-0-0.*

Article 1 - Establish Special Revenue Account for PEG Access and Cable Related Funds and Article 2 - PEG Access and Cable Related Fund Appropriation or Transfer of Funds (discussed concurrently)

#### **Presenters:**

Ms. Melissa Malone, Town Administrator

Mr. John Townsend, Deputy Town Administrator - Finance

The purposes of Articles 1 and 2 pertain to the Public Education and Government (PEG) programming. This programming is funded by a fee from each cable TV subscriber that is provided to the companies providing television service in Natick. Pursuant to a contract with the town of Natick, those companies pass on those fees to the town of Natick. The town is contracted with Natick Pegasus which provides the PEG services to us and we pass the accumulated fees to Natick Pegasus to fund this programming. In 2016, the General Court of the Commonwealth of Massachusetts mandated that each town must set up a special fund for these fees. Department of Revenue (DOR) extended the due date for compliance for two years and the town is now at the end of that period and needs to create this account in order to continue processing these fees. This is a special fund with parameters set forth in the information I provided to the Finance Committee. One caveat that I would like to point out is all funds coming out of this fund must be appropriated by

Town Meeting, so this will become an annual article on the Town Meeting warrant. The second article is the actual transfer of the monies that we have received from service providers, approximately nine accounts and the fund balance is \$1,051,538.15.

**Member Questions:**

Mr. Linehan asked for clarification on the process that Pegasus will use to get money from the town. Mr. Townsend said Natick Pegasus invoices the town per their contract and the town would pay Pegasus after Town Meeting approval.

Mr. Linehan asked how much flexibility the town had to add to this account to ensure that there was adequate funding for Natick Pegasus programming. Mr. Townsend said that there is flexibility in that we do know in advance how much funding Natick Pegasus will require and the town can work with the service providers to ensure the fees provide adequate funding. We'll need to monitor this program carefully, but I expect this should go fairly smoothly.

Mr. McCauley asked what timeframe the \$1 million balance represents. Mr. Townsend said that they will be cutting checks to Natick Pegasus for approximately \$500,000-\$700,000 shortly.

Ms. Wollschlager noted that she read about a recently proposed FCC regulation where they are considering allowing cable providers to assign a value to PEG access and subtract that value and the value of other in-kind contributions from the franchise fees they pay cities and towns. Is the money that is going into this account the full franchise fee? Mr. Townsend noted that this includes the full franchise fee and that this figure could be decreased if the proposed FCC regulation goes through.

Ms. Wollschlager asked, on average, what franchise fees does the town receive annually. Mr. Townsend said it is the range of \$500,000-\$600,000 annually.

Mr. Hayes asked if this had ever come before Town Meeting before. Mr. Townsend said it had not and the town acts as a pass-through to collect these fees and pass them on to Natick Pegasus.

Mr. Hayes said that this account would never show up as revenue and expense in the budget. Mr. Townsend confirmed that is the case.

**Article 1 - Motion**

Mr. Linehan moved that Moved that the town accept General Laws Chapter 44 Section 53F¾ which establishes a special revenue fund known as the PEG Access and Cable Related Fund, to reserve cable franchise fees and other cable-related revenues for appropriation to support PEG access services and oversight and renewal of the cable franchise agreement. The fund shall begin operation for fiscal year 2020 which begins on July 1, 2019, seconded by Mr. Evans.

Mr. Evans noted that one of the issues raised during questions on this was whether there was sufficient funding to cover Natick Pegasus. Notwithstanding the potential FCC regulation change, the Board of Selectmen is the licensing authority for cable providers in town and would have the opportunity to meet with Pegasus to understand their financial requirements before renegotiating annual contracts with these providers, voted 9-0-0.

**Article 2 - Motion**

*Mr. Evans moved the following motion provided by Town Administration "Move that the Town vote to transfer: all cable franchise fees and other cable-related revenues for appropriation to support PEG access services and oversight and renewal of the cable franchise agreement; any and all funds from the following general fund accounts: "CMCAST 6.5 fund # 2407, CMCAST7.1 fund #2408, CMCAST7.2 fund #2385, RCN CB 6.4 fund #2383, RCN CB 7.1 fund #2386, Verizon PEG Grant fund #0626, Wireless Comm Study fund #8167, Verizon PEG fund #8173, Cable*

*Renew Sec 7.3 fund #2382; and, any other funds or portion thereof from any fund designated by the Comptroller as containing funds from cable franchise fees and other cable-related revenues for appropriation to support PEG access services and oversight and renewal of the cable franchise agreement, to the PEG Access and Cable Related Fund established pursuant to the provisions of General Laws Chapter 44, Section 53F¾; authorized by a vote of the 2019 Special Town Meeting under Article 1, as authorized by the provisions of General Laws Chapter 44, Section 53F¾.”, seconded by Ms. Van Amsterdam, voted 9-0-0.*

Mr. Evans said that this is the second part of the equation – Article 1 establishes the fund and Article 2 transfers the franchise fee balance to that account.

Ms. Wollschlager asked for verification that this motion is the correct motion prior to 2019 Special Town Meeting #1. Ms. Malone agreed to review it with Town Counsel, and noted that it presents a bit of a conundrum because they are both required to establish this fund and do not know at present time exactly what that balance will be.

### **Article 3 - Fiscal 2019 Morse Institute Library Budget**

Mr. Townsend requested No Action on Article 3.

*Mr. Linehan moved No Action on the subject of Article 3, seconded by Ms. Van Amsterdam, voted 9-0-0.*

*Ms. Wollschlager voted to put Article 4 on the Consent Agenda, seconded by Ms. Van Amsterdam, voted 9-0-0.*

### **Article 4 - Fiscal 2019 Bacon Free Library Budget**

Mr. Townsend requested No Action on Article 4.

*Mr. Linehan moved No Action on the subject of Article 4, seconded by Ms. Van Amsterdam, voted 9-0-0.*

*Ms. Wollschlager voted to put Article 4 on the Consent Agenda, seconded by Ms. Van Amsterdam, voted 9-0-0.*

*Mr. Linehan moved to take from the table the 2019 Spring Annual Town Meeting Budget Hearing, seconded by Ms. Wollschlager, voted 9-0-0.*

### **Article 4 - Personnel Board Classification & Pay Plan**

Presenters:

Ms. Melissa Malone, Town Administrator

Ms. Dorothy Blondiet, HR Director

Ms. Malone provided a redlined version of the Personnel Board Classification & Pay Plan that highlighted new or changed positions. She also passed out copies of job descriptions for Executive Farm Director (NCOF), Assistant Farm Director, Assistant Director – Internal Operations (NCOF), Director, Facilities Management / Strategic Capital Partnerships, Director of Human Resources / Labor Relations, Program Manager – Volunteer Services – Council on Aging, and Systems Specialist Administrative.

### **Member Questions:**

Mr. Linehan asked how the final motion would be worded so that the reader could know that they had the latest version of the pay plan. Mr. Hayes said that the final motion would be titled Personnel Board Classification & Pay Plan, effective July 1, 2019.

Mr. Linehan asked why the assistant director internal operations dropped the “Farm” from its job title while the other two positions – the executive director and assistant

director retained “farm”. Mr. Hayes said that he would pass the question along to the Chairman of the Personnel Board.

*Mr. Evans moved to recommend favorable action on Article 4 Personnel Board Classification and Play Plan with effective date of July 1, 2019, seconded by Ms. Van Amsterdam, voted 9-0-0.*

**Reconsideration of Article 5 - Collective Bargaining: Police Patrol Union**

Ms. Malone provided the Finance Committee with a ratified contract between the town and the Police Patrol Union, covering the period of July 1, 2015 through June 30, 2018. It includes the binding arbitration agreement. The motion seeks to appropriate \$720,000 to implement the terms of this three-year collective bargaining agreement and to transfer \$720,000 from the Board of Selectmen’s FY2019 budget Selectmen - CBA Settlements.

**Committee Questions:**

Mr. Evans asked what the settlement amount was since it wasn’t listed in the contract. Mr. Townsend said that was \$720,000 and includes base salary, overtime, and Medicare contributions.

Ms. Wollschlager asked for clarification that this amount was included in the Board of Selectmen budget for FY20. Mr. Townsend confirmed this was the case.

Mr. McCauley asked what effect passage of article 5 would have on the appeal of the Police Patrol Union. Ms. Malone said that the Police Patrol Union had dropped its appeal and accepted this agreement and provided a dismissal stipulation. This is retroactive pay that goes through June 30, 2018 and also addresses FY2019 at the same rate while we negotiate a new contract.

*Ms. Van Amsterdam moved that the Town vote to appropriate the sum of \$720,000 to implement the terms of the FY 2016 – FY 2018 collective bargaining agreement reached between the Town of Natick and The Natick Patrol Officers Association said funds to be added to the FY 2019 Police Department Personnel Services budget; said sum of \$720,000 to be transferred from the Board of Selectmen’s FY 2019 budget Selectmen CBA Settlements”, seconded by Mr. Linehan, voted 9-0-0.*

**Reconsideration of Article 3 - Elected Officials Salary**

Ms. Malone stated that Town Administration found a small error in the Town Clerk’s salary of \$293 that was raises total compensation, including stipends to approximately \$100,000.

**Reconsideration of Article 8 - FY2020 Omnibus Motions E, G and H1 only;**

**Reconsideration of Article 15 - Capital Improvements: Motion B & D**

Ms. Malone noted that reconsideration of portions of Article 8 is due to two situations that recently occurred. Water filters at the Springvale Water Treatment plant failed and need immediate replacement. While routine maintenance was being completed, it W&S personnel isolated the issue to the filter media. The town received an emergency waiver from the Commonwealth to proceed with the procurement of four replacement filters which costs \$625,000. This amount exceeds what is available in the Water and Sewer Enterprise emergency fund, which is only \$105,000. Consequently, we have to add a new capital improvement to Article 15. Because we will use borrowing to finance this, it will increase the debt service line item in the Omnibus budget, requiring modification to that line item in the Omnibus budget. Last evening, the Board of Selectmen voted unanimously to support this as an internal borrowing. Following Town Meeting approval, this allows the town to transfer funds immediately for this repair. In June 2019, we would go out to borrow with a BAN and return the money. Residents should not be concerned

about our water quality since the town is able to use backup filters, but it's prudent to ensure that our infrastructure is up to full-strength.

The other new information that we received was that the South Main Street project that we had budgeted at \$3,500,000 is believed will cost more than that amount, given current design review and we expect to come back to Fall Town Meeting with an exact amount. It remains on the capital plan but we have removed this article from Spring 2019 Town Meeting and this changes the Tax levy Borrowing line item in Article 8.

Committee Questions:

Mr. Linehan asked whether there might be processes to mitigate the possibility of a future emergency requirement. Ms. Malone indicated that this was an unusual circumstance and that there is a parallel system that is currently operating. This was on the capital plan, and is usually done incrementally so that the expense is spread across multiple years. However, in this instance, we are working with the manufacturer to determine the root cause of the media failure. It's believed that there may be a mechanical issue that affected the filter media. The urgency is to have this media delivered next week.

Mr. Evans asked that in the discussions with the supplier, whether there will be any discussion regarding a possible reduction in the price for the purchase of the new media if a flaw by the supplier is identified by this investigation. Ms. Malone said that it doesn't appear that the cause of the problem is the media itself, but other issues may have caused the premature wear of the filters. Ms. Malone said that they would explore any option to get a discount on the purchase of the filter media.

Mr. McCauley asked what the timeline is on the S. Main St. project. Ms. Malone said that the design is about 50% complete at present and weren't comfortable requesting budget at this time. Mr. McCauley said that the latest presentation to the Board of Selectmen was over \$4,000,000 plus a 10% contingency and asked whether there was a point where this project could not be funded purely out of tax levy borrowing. Ms. Malone said that it is a high priority roadway improvement so we expect to be able to fund out of tax levy borrowing.

Mr. Grome noted that the filters failed after 11 years and asked what their typical life is. Ms. Malone said they typically last 15-20 years,

Mr. Grome asked whether any other filtration vendors were considered. Ms. Malone noted that the town has several different filtration systems and have reasonable diversity on the water filtration side. We're working with the vendor and believe that this was caused by faulty materials or manufacturing or installation defects.

Mr. Hayes instructed committee members that we may reconsider Articles 8 Motions E, G and H1 only and then vote to re-affirm the other motions under Article 8.

*Article 8 Motion E:*

*Ms. Wollschlager moved to reconsider article 8 Motion E, seconded by Ms. Van Amsterdam, **voted 9-0-0.***

*Article 8 Motion G:*

*Ms. Wollschlager moved to reconsider article 8 Motion G, seconded by Mr. Evans, **voted 9-0-0.***

*Article 8 Motion H1:*

*Ms. Wollschlager moved to reconsider article 8 Motion H1, seconded by Mr. Evans, **voted 9-0-0.***

### Article 8 Motion E

*Ms. Wollschlager moved to recommend approval of the budget for Article 8 Motion E in amount of \$7,502,356 as shown in Motions\_Fincom\_4-4-19.pdf, seconded by Ms. Van Amsterdam, **voted 9-0-0.***

The only change is the correction of a \$293 error in the Town Clerk's salary line item.

*Ms. Van Amsterdam moved to approve Article 8 Motion E, with the changes to Town Clerk salaries of \$266,105 and Town Clerk Expenses of \$451,150, totaling \$317,255. Bringing the total to \$7,502,356 as shown in Motions\_Fincom\_4-4-19.pdf, seconded by Ms. Wollschlager, **voted 9-0-0.***

### Article 8 Motion G

*Mr. Evans moved to recommend approval of the budget for Article 8 Motion G in amount of \$47,924,475 as shown in Motions\_Fincom\_4-4-19.pdf,*

Tax Levy of Fiscal Year 2020	\$12,802,464
State Aid	\$12,922,254
Local Receipts	\$16,736,968
Free Cash	\$1,800,000
Overlay Surplus	\$500,000
Water-Sewer User Fees	\$2,533,300
Golf User Fees	\$51,930
Premiums	\$88,142
School Building Assistance	\$123,167

*seconded by Ms. Wollschlager, voted 9-0-0.*

The change is a reduction in the debt service line item from \$16,626,732 to \$16,260,482 due to the deferred debt on the South Main Street project.

*Mr. Evans moved to approve Article 8 Motion G, with the changes to the Debt Service Line item to \$16,260,482 bringing the total of Motion G to \$47,558,225 as shown in Motions\_Fincom\_4-4-19.pdf sourced from the following:*

Tax Levy of Fiscal Year 2020	\$12,802,464
State Aid	\$12,922,254
Local Receipts	\$16,736,968
Free Cash	\$1,800,000
Overlay Surplus	\$500,000
Water-Sewer User Fees	\$2,533,300
Golf User Fees	\$51,930
Premiums	\$88,142
School Building Assistance	\$123,167

*, seconded by Ms. Wollschlager, **voted 9-0-0.***

### Article 8 Motion H1

*Ms. Van Amsterdam moved to recommend approval of the budget for Article 8 Motion H1 in amount of \$14,227,636 as shown in Motions\_Fincom\_4-4-19.pdf, seconded by Mr. Evans, **voted 9-0-0.***

*Ms. Van Amsterdam moved to approve Article 8 Motion H1, with the changes to the Water & Sewer Debt Service line items – Principal of \$2,194,620, Interest \$720,584, totaling \$2,915,204 of Water & Sewer Debt Service bringing the total of Motion H1 to \$14,192,636 as shown in Motions\_Fincom\_4-4-19.pdf sourced from Water & Sewer User Fees, seconded by Ms. Wollschlager, **voted 9-0-0.***

Comments:

Ms. Van Amsterdam noted that the cost was due to the financing of the Tonka filters required by the Water & Sewer Department.

Mr. Evans expressed thanks to Mr. Comeau, Director of Water & Sewer Department stating that he was right on top of this issue and it's to his credit that no one in town saw any hiccup in drinking water service. I'd also like to thank Town Administration for flagging this quickly prior to Town Meeting negating the need for a special Town Meeting.

*Ms. Van Amsterdam moved to reconsider Article 15 Motion B, seconded by Ms. Wollschlager, **voted 9-0-0.***

*Ms. Van Amsterdam moved to approve Article 15 Motion B, as provided in the Motions\_Fincom\_4-4-19.pdf document:*

**MOTION B: (Requires a two-thirds majority vote)**

“Move that the Town vote to appropriate the sum of \$5,500,000 to be expended under the direction of the Department of Public Works for the purpose of Engineering & Repairs To The Charles River Dam, Roadway & Sidewalks Improvement Supplement, and Roadway Improvements South Main Street, individually shown as items 1 through 3 in Table B below, and that to meet this appropriation the Treasurer with the approval of the Board of Selectmen is authorized to borrow \$5,500,000 under Massachusetts General Laws Chapter 44, Section 7, as amended, or any other enabling authority and to issue bonds or notes of the Town therefore aggregating not more than \$5,500,000 in principal amount and that the Town Administrator with the approval of the Board of Selectmen is authorized to take any action necessary to carry out this program, and further, that any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.”, *seconded by Ms. Wollschlager, **voted 9-0-0.***

**TABLE B, MOTION B: Article 15 - Capital Improvement - 2019 Spring Annual Town Meeting**

Item #	Department	Item	Funding Source	Amount
1	DPW Engineering	Engineering & Repairs To The Charles River Dam	Tax Levy Borrowing	\$ 1,250,000
2	DPW Engineering	Roadway & Sidewalks Supplement	Tax Levy Borrowing	\$ 750,000
				\$
Appropriation under Article 15: MOTION B				\$ 2,000,000

*Ms. Van Amsterdam moved to reconsider Article 15 Motion D, seconded by Ms. Van Amsterdam, **voted 9-0-0.***

*Ms. Van Amsterdam moved to approve Article 15 Motion D, as provided in the Motions\_Fincom\_4-4-19.pdf document:*

**MOTION D: (Requires a two-thirds majority vote)**

Move that the Town vote to appropriate the sum of \$2,020,000 to be expended under the direction of the Department of Public Works for the purpose of water main relining and replacement of the Tonka Pressure filters, individually shown as items 1 and 2, in Table D below, and that to meet this



appropriation the Treasurer with the approval of the Board of Selectmen is authorized to borrow \$2,020,000 under Massachusetts General Laws Chapter 44, Section 8, as amended or any other enabling authority and to issue bonds or notes of the Town therefore aggregating not more than \$2,020,000 in principal amount and that the Town Administrator with the approval of the Board of Selectmen is authorized to take any action necessary to carry out this program, and further, that any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

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Table D, MOTION: Article 15 – Capital Improvement – 2019 Spring Annual Town Meeting

<u>Item #</u>	<u>Department</u>	<u>Item</u>	<u>Funding Source</u>	<u>Amount</u>
1.	Water And Sewer Enterprise	Water Main Relining	Water and Sewer Borrowing	\$1,500,000
2.	Water and Sewer Enterprise	Tonka Pressure Filter	Water and Sewer Borrowing	\$ 520,000
				\$2,020,000

, seconded by Mr. Evans, voted 9-0-0.

***Mr. Evans moved to affirm the votes of Article 15 in its entirety, as amended on April 4, 2019, seconded by Ms. Wollschlager, voted 9-0-0.***

#### **Article 24 - Amend Historic Preservation Zoning By-Law**

Presenter: Ms. Terri Evans, Planning Board member

Ms. Evans said that the Finance Committee should have two documents: the Finance Committee questionnaire which includes the proposed motion and a backgrounder requested by the Chair talking about how the citizen petition article #34 from last fall is different from Article 24.

You'll recall that Article 34 concerned a specific property in South Natick, elements of which had been demolished prior to their ownership and were seeking to add new construction and determine the best way to finance and complete this construction. However, the wording in the citizen petition was flawed in that it established no parameters or criteria by which the Planning Board could judge the qualities and character of the proposed new construction or reconstruction of existing property. Unfortunately, the four corners of the article did not allow us to change the wording of the article to give the Planning Board the tools it needed to permit the project and like projects. Article 24 supports the preservation of structures of historical significance by allowing the reconstruction or restoration of previously demolished historic elements. This article updates the Historic Preservation Bylaw (III-J) in the Natick ZBL to expand opportunities for preservation of historic properties in town. Planning Board held a public hearing (advertised as required) on March 20, 2019. The Planning Board voted unanimous (5-0) support for Favorable Action on this Article.

**Motion:**

*Move to amend the Historic Preservation Bylaw Section III-J of the Town of Natick Zoning By Laws by adding a new paragraph number 10 immediately after the existing paragraph number 9 as follows:*

10. Historic Preservation: Smaller Estates. The SPGA may, at its sole discretion, consider an alternative preservation option for certain parcels that exceed the minimum lot size of the underlying zone by at least 20% but not more than 100%, and have a documented history of single ownership comprising houses, outbuildings, and supporting land or woods. For such projects the following criteria shall apply.
  1. Number of Dwelling Units. The maximum number of dwelling units allowed shall equal the net useable land area of the parcel divided by 6,000 square feet, rounded to the nearest whole number.
  2. New construction shall be of design and materials contemporaneous with the structure being preserved, or replicate documented previous structures that had existed on the site.
  3. New construction shall not exceed the greater of:
    - a. For design and materials contemporaneous with the structure being preserved, 100 percent of the interior habitable floor area or above grade gross volume of the historic building. This shall exclude aspects of construction that pertain to components required for code compliance, of the existing historic building, for access and egress, such as stairs and elevators, or
    - b. For replication of documented previous structures, 200 percent of the interior habitable floor area or above grade gross volume of the historic building.
  4. The FAR of the interior habitable floor area shall not exceed 0.50.
  5. All parking, areas of active use, play areas, communal gathering areas, and storage; whether in buildings, accessory structures, or outdoor; shall be subject to the district's setbacks as shown in Table IV – B.
  6. The SPGA shall seek input and review of the proposal from the Natick Historical Commission.
  7. Unless specifically modified in this subsection 10, all the preceding criteria and standards of Section III-J shall apply.
  8. Notwithstanding the foregoing and in order to encourage the preservation of structures on larger historic estates, in the event a project consists of more land than 100% of the minimum lot size of the underlying zoning and the remaining land would otherwise qualify for a cluster project or conventional subdivision elsewhere under the Bylaw, the total of the land owned (including the parcel created to qualify under this Section 10) shall be counted and included in the calculation of the amount of land needed to qualify under the cluster or subdivision regulations of the Bylaw.

Member Questions:

Mr. Linehan asked whether, in addition to an historic property, this bylaw could allow cluster development to be built on these sites. Ms. Evans said that the historic structure itself could be part of a cluster development. There is language in a cluster development bylaw that specifically states "buildable land". This gives a little leeway to not only count buildable land towards but also land that may not be buildable in this instance to make it more eligible for a cluster development.

Ms. Evans said that he will sometimes find that some older estates have smaller outbuildings that are arrayed in a way that may lend them to being a cluster development. The goal of a cluster is to try to preserve open space and this bylaw takes advantage, in some cases, of the natural configuration of historic estates.

Mr. Hayes asked whether the property could not be sub-divided. Ms. Evans said it would not because the open space that's retained in a cluster development is generally the collective property of the entity that is created. For example, you could have a historic building and a cluster of other buildings on this same site that would be considered historic preservation of smaller estates.

Mr. Linehan asked for confirmation that cluster housing does not require attached housing. Ms. Evans confirmed that it does not. Ms. Evans added that the Planning Board is trying to consolidate the cluster development bylaws that sprang up as needs were identified in the past. One example of this is the development off Cottage Street that uses the comprehensive cluster bylaw and there will have a mix of single family homes and townhouses.

*Mr. Linehan moved favorable action on Article 24, as specified in the Fincom questionnaire, seconded by Mr. Evans, **voted 8-1-0.***

Comments:

Mr. Grome said that he plans to vote against this because he believes bullet point 8 doesn't preserve historic development, it creation of density of housing.

**Meeting Minutes:**

March 12

Mr. Hayes moved approval of March 12 minutes, as amended, seconded by Mr. Linehan, voted 7-0-1

March 19, March 21 and April 4 minutes are in process and will be reviewed at a future meeting.

**ADJOURN**

**MOTION**

Motion to adjourn.

Moved/Motioned by:	Mr. Coffey
Seconded by:	Mr. Gallo
Motions or Debates:	None
Vote	9-0-0

Meeting adjourned at 9:18 p.m.