



**Town of Natick, Massachusetts**  
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James Freas, AICP  
Director

**MEMORANDUM**

**DATE:** August 3, 2020

**TO:** Board of Selectmen

**FROM:** James Freas, Director of Community & Economic Development

**RE:** Select Board Sponsored Zoning Warrant Articles for Fall Town Meeting

**Meeting Date:** August 5, 2020

**CC:** Planning Board

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For Spring Town Meeting, the Select Board had sponsored two zoning warrant articles – one addressing rezoning the old St Patrick’s school site on East Central Street into the Downtown Mixed Use District and the second a joint proposal with the Planning Board to reduce and modify the parking requirements in the Downtown Mixed Use District so that they were closer to the requirements in the rest of Town. Both of these proposals are anticipated for Fall Town Meeting. The purpose of this memo is to suggest possible updates that the Select Board may wish to include in these articles.

Rezoning St Patrick’s Site

The Planning Board has discussed the possibility of also rezoning the Pond Street parking lot and the two parcels between it and downtown into the Downtown Mixed-Use District. The logic is simply that, as the parking lot serves the Downtown, it should be in the same zoning district. These three parcels are currently in the Residential General district. Other than the parking lot, one property is medical office and the other multi-family residential. Both are non-conforming uses in the Residential General district. Would the Select Board, with the support of the Planning Board (to be discussed at the Planning Board meeting on 8/12), consider adding this additional rezoning to the article as a second motion?

Downtown Mixed Use Amendments

The initial focus of these proposed amendments was on the downtown parking requirements, identified in *Natick 2030* as an obstacle to desired mixed-use development downtown. Upon further review of the district, and consistent with the objectives of *Natick 2030*, there are a number of other potential amendments to consider as motions under this article:

1. Allowing outdoor dining as a by-right use, not requiring a special permit. Would include standards/requirements. Alcohol service would still require licensing.

2. Required ground floor commercial uses on certain streets (currently a separate article submitted by the Planning Board).
3. Modifying/reducing the required 15-foot front setback.

This article is already jointly sponsored with the Planning Board – would the Select Board consider these additional amendments with the Planning Board?

Based on feedback from the Select Board, Community and Economic Development staff will further develop these ideas into bylaw/article language and submit to both the Planning Board and the Select Board for discussion and decision at the Board's respective meetings on the 12<sup>th</sup>.