

**WARRANT  
FALL ANNUAL TOWN MEETING  
OCTOBER 20, 2020**

THE COMMONWEALTH OF THE MASSACHUSETTS

Middlesex, ss

To Any Constable of the Town of Natick in said County:  
Greeting:

In the name of the Commonwealth of Massachusetts you are required to notify the qualified Town Meeting Members of the said Town of Natick to meet via remote participation on **Tuesday Evening October 20, 2020 at 7:30PM**, to act on the following Articles:

- Article 1 Amend Zoning By-Laws: Amendment to Zoning Map – Downtown Mixed Use (DM) District
- Article 2 Home Rule Petition: Authorization to Issue (1) on Premise Alcoholic Beverages License for 45 East Central Street, Natick, Massachusetts
- Article 3 Amend Zoning By-Laws: Setbacks in Downtown Mixed Use (DM) District
- Article 4 Amend Zoning By-Laws: Downtown Mixed-Use District: Ground Floor Residential Uses
- Article 5 Amend Zoning By-Laws: Incremental Parking Schedule
- Article 6 Amend Zoning By-Laws: Parking in Downtown Mixed Use (DM) District
- Article 7 Amend Zoning By-Laws: Amendment to Zoning Map – Downtown Mixed Use (DM) District
- Article 8 Amend Zoning By-Laws: Uses in Downtown Mixed Use (DM) District
- Article 9 Sherborn Sanitary Sewer Extension (Pulte Homes) Intermunicipal Agreement
- Article 10 Authorize Special Legislation Article 97 Land Disposition of a Portion of 181 West Central Street
- Article 11 Amend Zoning By-Laws: Single Family Residential Cluster Development
- Article 12 Option Overlay District ("ISLOOP") of the Town of Natick Zoning By-laws.
- Article 13 Repeal Historical Preservation Smaller Estates Amendment (Town Moderator on behalf of Robert Awkward & Brad Peterson et al)
- Article 14 Modify Historical Preservation Bylaw Amendment (Town Moderator on behalf of Beatrice Farr et al)
- Article 15 Plastic Straw Restriction (Town Moderator on behalf of Joseph Napurano et al)
- Article 16 Review and Revise the Natick Town Seal (Mia Kheyfetz, et al.)
- Article 17 To Amend Certain Provisions of Section III-I.2.2.5 of the Town of Natick Zoning By-laws (Sheryl Turner, et al.)
- Article 18 Amend Home Occupation Dog Kennel Zoning (Town Moderator on behalf of Saul Beaumont et al)
- Article 19 Reform of the Electoral Process (Town Moderator on behalf of Paul Connolly et al)
- Article 20 Amend Zoning By-Law to Create East Central Street Overlay District (Town Moderator on behalf of Julian Munnich et al)
- Article 21 Amend Zoning By-Laws: Downtown Mixed Use Zoning Amendment (Town Moderator on behalf of Julian Munnich et al)
- Article 22 Local Option Exemption to Appoint a Police Officer (Town Moderator on behalf of Rita Silva Martins, et al)
- Article 23 Warrant Article Sponsored by the Town Meeting Practices and Rules Committee For the 2020 Fall Annual Town Meeting Warrant
- Article 24 Warrant Article Sponsored by the Town Meeting Practices and Rules Committee For the 2020 Fall Annual Town Meeting Warrant
- Article 25 Create Study Committee of Town Meeting to Conduct Review of Downtown Mixed-Use Zoning (Paul Griesmer, et al.)
- Article 26 Committee Article

**ARTICLE 1**  
**AMEND ZONING BY-LAWS:**  
**Amendment to Zoning Map – Downtown Mixed Use (DM) District**  
**(Select Board)**

To see if the Town will vote to change the following parcel from the Residential General (RG) Zoning District to the Downtown Mixed Use (DM) Zoning District:

Assessors Map 44 Lot 180, known as 45 East Central Street, as shown on the plan on file with the Community and Economic Development Office and the Town Clerk's Office

or otherwise act thereon.

**ARTICLE 2**  
**Home Rule Petition: Authorization to Issue (1) On Premises Alcoholic Beverages License**  
**for 45 East Central Street, Natick, Massachusetts**  
**(Select Board)**

To see if the Town will vote to authorize the Select Board to petition the General Court of the Commonwealth to enact special legislation, notwithstanding the provisions of Section 17 of Chapter 138 of the Massachusetts General Laws, or any other general or special law to the contrary, authorizing the Town to issue (1) license for the sale of alcoholic beverages to be drunk on the premises, for the property located at 45 East Central Street, Natick, Massachusetts, provided that the General Court may reasonably vary the form and substance of the requested legislation within the scope of the general public objectives of the petition; or otherwise act thereon.

**ARTICLE 3**  
**AMEND ZONING BYLAWS:**  
**Setbacks in Downtown Mixed Use (DM) District**  
**(Select Board)**

To see if the Town of Natick will vote to amend Natick Zoning By-Laws with regard to the front setback requirements in Natick Center by modifying section III-E.3 (Dimensional and Density Requirements)

Or otherwise act thereon.

**ARTICLE 4**  
**AMEND ZONING BY-LAWS:**  
**Downtown Mixed-Use District: Ground Floor Residential Uses**  
**(Select Board and Planning Board)**

To see if the Town will vote to amend the Town of Natick Zoning Bylaws regarding ground floor uses in the Downtown Mixed Use (DM) District by:

A. Amending Section III-E (Downtown Mixed Use District (DM)), including but not limited to:

B.. Use Regulations for the DM Districts;

or otherwise act thereon.

**ARTICLE 5**  
**AMEND ZONING BYLAWS:**  
**Incremental Parking Schedule**  
**(Select Board and Planning Board)**

To see if the Town will vote to amend the Town of Natick Zoning Bylaws by modifying Section V-D (Off-Street Parking and Loading Requirements) and other sections of the Bylaw, as required, regarding the designation of funds received through the provisions of Section V-D.3 (Parking Facilities Required by Category of Parking Demand) and Section V-D.5 (Exceptions in Downtown Mixed Use District)

Or otherwise act thereon.

**ARTICLE 6**  
**AMEND ZONING BYLAWS:**  
**Parking in Downtown Mixed Use (DM) District**  
**(Select Board and Planning Board)**

To see if the Town will vote to amend Natick Zoning By-Laws with regard to off-street parking requirements in Downtown mixed Use (DM) District by:

A. Replace, eliminate or modify the following sections (including, without limitations, subsections and/or footnotes) that relate to off-street parking standards for DM districts:

- Section V-D.3 - Parking Facilities Required by Parking Demand
- Section V-D.5 -Exceptions in Downtown Mixed Use District
- Sections V-D.6 - Location of Required Parking Spaces to V-D.19 - Administration & Parking

Or otherwise act thereon

**ARTICLE 7**  
**AMEND ZONING BY-LAWS:**  
**Amendment to Zoning Map – Downtown Mixed Use (DM) District**  
**(Select Board and Planning Board)**

To see if the Town will vote to change the following parcels from the Residential General (RG) Zoning District to the Downtown Mixed Use (DM) Zoning District:

Assessors Map 43 Lot 263, known as 16 West Central Street;  
Assessors Map 43 Lot 262, known as 14 West Central Street; and  
Assessors Map 43 Lot 257, known as 25 Pond Street  
as shown on the plan on file with the Community and Economic Development Office and the Town Clerk's Office

or otherwise act thereon.

**ARTICLE 8**  
**AMEND ZONING BYLAWS:**  
**Uses in Downtown Mixed Use (DM) District**  
**(Select Board and Planning Board)**

To see if the Town will vote to amend the Town of Natick Zoning Bylaws by modifying Section III-E.2 (Use Regulations Schedule for DM Districts) and Section 200 (Definitions) and other sections of the Bylaw, as required, regarding restaurants and eating establishments

Or otherwise act thereon.

**ARTICLE 9**  
**Sherborn Sanitary Sewer Extension (Pulte Homes) Intermunicipal Agreement -**  
**(Town Administrator)**

To see if the Town will vote to authorize the Select Board to enter into an Intermunicipal Agreement with the Town of Sherborn for the receipt of sanitary sewerage for a term of up to 99 years on such terms and conditions that the Board determines are in the best interests of the Town; and further to see if the Town will authorize the Select Board to take any and all action necessary to effectuate such agreement including, but not limited to, petitioning the General Court for a special act authorizing said agreement

Or otherwise act thereon.

**Article 10**  
**Authorize Special Legislation**  
**Article 97 Land Disposition of a**  
**Portion of 181 West Central Street**  
**(Natick Affordable Housing Trust Fund)**

To see if the Town will vote:

- A. To authorize the Select Board to petition the General Court for the creation of special legislation in support of the disposition of approximately 1.25 acres of land subject to the provisions of Article 97 of the Articles of Amendment to the Constitution of the Commonwealth of Massachusetts. Such land is a portion of the approximately 2.25 acre parcel at 181 West Central Street and would be repurposed for the creation of affordable housing with preference to veterans as permitted by the funding source or other requirements. The precise description of the disposed land shall be determined by a property survey commissioned by the Affordable Housing Trust Fund prior to the submission of the petition to the General Court.
- B. To grant compensatory land from one or more Town- or Trust-owned parcels, in accordance with any necessary requirements of Article 97.

Or otherwise act thereon.

**ARTICLE 11**  
**AMEND ZONING BYLAWS:**  
**Single Family Residential Cluster Development**  
**(Planning Board)**

To see if the Town will vote to amend the Zoning By-laws to consolidate, modernize and simplify Residential Cluster development provisions by Replacing in their entirety Sections III-1.F - III-5.F with a new Section III-F.1 that:

1. Addresses the following topics:
  - a. Purpose and Intent;
  - b. Applicability;
  - c. Permitted and Allowed Uses;
  - d. Procedures;
  - e. Criteria;
  - f. Development Area;
  - g. Number of Dwelling Units;
  - h. Cottage Dwellings;
  - i. Intensity Regulations;
  - j. Exceptions to the Otherwise Applicable Intensity Regulations;
  - k. Cottage Development Alterations Restrictions;
  - l. Age Qualified Housing Units;
  - m. Affordability;
  - n. Building Design Criteria;
  - o. Preserved Open Space;
  - p. Parking;
2. Amends, modifies, or adds to Article I, Section 200 - Definitions, including without limitation defining any aspect of the provision(s) for 'Cottage Development', 'Preserved Open Space', 'Development Area' and 'Net Usable Land Area' to the Town of Natick Zoning Bylaw;
3. Amends modifies or adds to Article III.A.2

Or otherwise act thereon.

**ARTICLE 12**  
**Option Overlay District ("ISLOOP") of the Town of Natick Zoning By-laws.**  
**(Rocky Melchiorri, et al.)**

To see if the Town will vote to designate that certain parcel of land, located on the northerly side of Union Street known and numbered as 34 Union Street, and specifically identified as Assessor's Map number 44 Parcel 259, intending to describe that land contained in that certain deed recorded in the Middlesex South District Registry of Deeds in Book 67492, Page 151, all as more particularly described on a Plan entitled "Amended Independent Senior Living Option Overlay District" by Engineering Design Consultants, Inc., dated August 14, 2020 available for viewing and inspection at the Select Board office, or to act on anything related thereto.

**ARTICLE 13**  
**Repeal Historical Preservation Smaller Estates Amendment (Town Moderator on behalf of Robert Awkward & Brad Peterson et al)**

To see if the Town will vote to Repeal Section III-J(I0), "Historical Preservation: Smaller Estates", of the Natick Zoning By-law

#### **ARTICLE 14**

#### **Modify Historical Preservation Bylaw Amendment (Town Moderator on behalf of Beatrice Farr et al)**

To see if the Town will vote to modify Section III-J(I0), "Historical Preservation: Smaller Estates" of the Natick Zoning Bylaw by,

- (a) reducing the amount of new construction that can be added to existing historical structures based on their documented interior habitable floor space;
- (b) reducing the amount of new construction of replicated historical structures based on their documented interior habitable floor space or the above-grade gross volume of that former structure;
- (c) limiting replication to those historical structures that were located entirely within the bounds of the applicant's current lot;
- (d) reducing the allowable FAR of the interior habitable floor area;
- (e) reducing the maximum number of dwelling units allowed on the net useable land area;
- (f) authorizing the Planning Board and the Board of Selectmen to jointly appoint a study committee to make other modifications to create clearer guidance concerning the decisional criteria of this "Smaller Estates" section, provide definitions where appropriate, and/or harmonize this section with the rest of the Historic Preservation Bylaw (Sect. III-J); such study committee shall contain no more than seven (7) members, may include members from their own boards, but must include a member of the Natick Historical Commission and the Director of Community and Economic Development and at least three (3) Natick citizens not serving on those two boards and the commission;
- (g) requiring that until such time as the aforementioned study committee completes its modifications, there shall be a moratorium, not to exceed one (1) year, on any applications under Sect. III-J (10); or

take any other action with respect thereto but consistent with (a)-(g) above.

#### **ARTICLE 15**

#### **Plastic Straw Restriction (Town Moderator on behalf of Joseph Napurano et al)**

Prohibit a full service restaurant from providing a single-use plastic straw to a consumer unless requested by a consumer.

Violation beyond first and second infraction will result in an infraction punishable by a fine of twenty-five dollars for each day of violation, but infractions will not exceed three-hundred dollars annually.

#### **ARTICLE 16**

#### **Review and Revise the Natick Town Seal (Mia Kheyfetz, et al.)**

To see what action the Town will take to review and revise the Town Seal, including the preparation of a report and recommendation for a future Town Meeting, or otherwise act thereon

**ARTICLE 17**

**To Amend Certain Provisions of Section III-I.2.2.5 of the Town of Natick Zoning By-laws  
(Sheryl Turner, et al.)**

To Amend Certain Provisions of Section III-I.2.2.5 of the Town of Natick Zoning By-laws  
To see if the Town will vote to amend the Natick Zoning Bylaw by amending certain provisions of Section III-1.2.2.5 (Intensity Regulations) of the Bylaw concerning Minimum Setbacks as set forth in Section 111-I.2.2.5.3.a, Width and Additional Setbacks as set forth in Section 111-I.2.2.5.5, and Sky Exposure Plane as set forth in Section 111-1.2.2.5.9 or take any action relative thereto.

**ARTICLE 18**

**Amend Home Occupation Dog Kennel Zoning (Town Moderator on behalf of Saul  
Beaumont et al)**

To see if the Town will vote to amend the Town of Natick Zoning Bylaws as follows, including but not limited to:

- 1) Amend Section I/Article I Section 200 - DEFINITIONS to establish, create, define, and/or recognize multiple methods, arrangements, and/or forms of owning, breeding, boarding, caring for, supervising, kenneling, and/or otherwise maintaining dogs in a Home Occupation/Customary Home Occupation Dog Kennel; and
- 2) Amend any other Section of the Natick Zoning Bylaw necessary to regulate these uses; or otherwise act thereon.

**ARTICLE 19**

**Reform of the Electoral Process (Town Moderator on behalf of Paul Connolly et al)**

To see if the Town will take action first to study and later to implement a reform of the electoral process for choosing elected Town officers that is based on the use of a method of ranked-choice voting in which voters indicate their order of preference for the candidates they choose. The goal is that all candidates elected have received votes from a majority of those voting for that office, whether that is achieved using first choice votes only or when subsequent choice votes are incorporated into the calculations in tum. The second goal achieved is the elimination of preliminary elections.

**ARTICLE 20**

**Amend Zoning By-Law to Create East Central Street Overlay District  
(Town Moderator on behalf of Julian Munnich et al)**

"To see what action(s) the town will take to amend the Zoning By Law to create an East Central Street Overlay District (ECSOD) and to designate all, some or portions of 45 East Central Street (also identified as real estate tax parcel Lot 180 on Map 44 of the Town Assessor), 4 and/or 6 Lincoln Street (also identified as real estate tax parcels or Lots 181 and 182 on Map 44 of the Town Assessor) and/or 5 Wilson Street (also identified as real estate tax parcel or Lot 195 on Map 44 of the Town Assessor) as an ECSOD District including but not limited to:

- 1) Specifying the purpose and objective of such ECSOD
- 2) Creating new or modifying existing definitions for this purpose whether within an ECSOD section of or elsewhere in the zoning bylaw;
- 3) Specifying allowed uses in such ECSOD and the extent of such uses;

- 4) Setting any and all dimensional and intensity regulations for this ECSOD including without limitation:

building height including "sky plane" or stepped back height restrictions, b) any and all setbacks, c) lot frontage, d) lot depth, e) number of residential units, f) type and size of units, g) affordability requirements, h) minimum or maximum or other parking requirements, i) open space, j) lot coverage, k) building coverage(s), l) Floor Area Ratio (FAR), m) Landscape Surface Ratio (LSR), n) lot area, o) amount of commercial use(s), etc.;

- 5) Specifying whether such ECSOD or any or all uses within such ECSOD requires a Special Permit, what the Special Permit and/or Site Plan Review process might consist of or require, and who the Special Permit Granting Authority would be;

- 6) Specifying whether or not and to what extent and on which dimensional or intensity or regulations and under what conditions the Special Permit Granting Authority might waive or modify such regulations;

- 7) Establishing requirements for:

- a) screening and/or buffering of structures, site improvements, parking and or the site from adjacent and surrounding residences and land uses, b) orientation, location and/or screening of loading docks, dumpsters, service and main entrances, d) which underlying zones may be used in the ECSOD including extent to which requirements of underlying zones will apply unless specifically modified in the ECSOD, e) design and/or design review standards, f) ability or prohibition to place mechanical, ventilation, or other structures on rooftops, g) any or all activities to be conducted in such a manner that noise, smoke, dust, odor, vibration, waste disposal or other objectionable features are confined to the premises, buildings or structures, h) any and all matters currently included and/or addressed in "Section V - Special Requirements" section of the existing Town of Natick Zoning By Law (whether such matters are i) specifically and/or differently addressed in the ECSOD, ii) modified for the ECSOD within said Section V, or iii) applied to the ECSOD as set forth in said Section V), i) height, elevation and/or orientation of windows and other building features in relation to neighboring properties and/or j) other matters including neighborhood and abutter protections;

- 8) Specifying requirements for the applicability of the Aquifer Protection District to the ECSOD; and/or

- 9) Taking any other action to amend the zoning bylaw consistent with the creation of this ECSOD;

or otherwise act thereon."

## **ARTICLE 21**

### **Amend Zoning By-Laws: Downtown Mixed Use Zoning Amendment (Town Moderator on behalf of Julian Munnich et al)**

"To see if the Town will vote to amend Natick Zoning By-Laws with regard to the Downtown Mixed Use zone by:

- A. Replace, eliminate or modify the Downtown Mixed Use ("DMU") specific language in Section V-D Off-Street Parking and Loading Requirements section 3 "Parking Facilities Required by Category of Parking Demand" sub section b "For Multiple Family Dwellings" in order to make the basic parking requirements for Multiple Family Dwellings in DMU in said sub section b to be the same as other districts in the Town;
- B. Modify Section V-D "Off-Street Parking and Loading Requirements" section 5 "Exceptions in the Downtown Mixed Use District" to allow the exception in the first paragraph of said section 5 regarding a 10% reduction to apply to residential uses;
- C. Specify the order of computation for determining required parking spaces when

applying the various parking requirements sections pertaining to the DMU and any/all parking exceptions or waivers for the DMU;

- D. Limit the extent of or prohibit the use for multi family dwellings of the parking provision contained the second paragraph of Section V-D 5 "Exceptions in the Downtown Mixed Use District";
- E. Change the second paragraph of said Section V-D 5 "Exceptions in the Downtown Mixed Use District" to require that any such exception be by Special Permit and/or to change the criteria listed in that second paragraph in order to obtain or grant such exception(s);
- F. Establish minimum parking requirements for multi family uses in the DMU notwithstanding any other provision of the Zoning ByLaw;
- G. Provide DMU specific requirements, modifications or exceptions in Sections V-D 15, 16 and 17 and make any such associated requirements, modifications or exceptions subject to the Special Permit approval of the SPGA;
- H. To specify that any mixed use project in the DMU which has a use requiring a special permit shall require a special permit for the entire mixed use project notwithstanding the inclusion in such mixed use project of uses permitted as of right;
- I. To allow restaurants, with or without the service of alcoholic beverages, operating as a business in the DMU, to allow such restaurants to have outside seating and to determine whether any such restaurant uses, including any entertainment, shall be by special permit;
- J. To establish a density or intensity limit(s) for the number of multi-family dwelling units in a project in the DMU;
- K. To change the definition of Dwelling Unit in Section 200 of the Zoning ByLaw i) to be consistent with the International Building Code and/or state building code, ii) to include requirement for sanitation, toileting and/or bathing, and/or iii) to require equipment for cooking and eliminating the reference to other provisions for the same; and/or otherwise act thereon."

## **ARTICLE 22**

### **Local Option Exemption to Appoint a Police Officer (Town Moderator on behalf of Rita Silva Martins, et al)**

To determine whether the Town will authorize the Select Board to petition the General Court for special legislation that would permit an applicant, Rita Silva Martins, who desires to seek appointment to be a police officer in the Town of Natick and who has reached the age of 32 before taking any civil service examination regarding such appointment. Said special legislation is as follows:

An act

SECTION 1. Notwithstanding Section 58 of Chapter 31 of the General Laws or any other general or special law or rule or regulation to the contrary regulating the maximum age of an applicant for appointment as a police officer, Rita Silva Martins of the Town of Natick, shall be eligible to have her name certified for original appointment to the position of Police Officer in the Town of Natick notwithstanding her having reached the age of 32 before taking any civil service examination in connection with that appointment.

SECTION 2. Rita Silva Martins shall be eligible for appointment to the position of police officer in the Town of Natick provided that she meets all other requirements for certification and appointment to this position.

SECTION 3. This Act shall take effect upon its passage.

or take any other action relative thereto.

**ARTICLE 23**

**Warrant Article Sponsored by the Town Meeting Practices and Rules Committee For the 2020 Fall Annual Town Meeting Warrant**

To see what action(s) the Town will take to

- 1) Amend Article 3 and/or Article 23 of the Town of Natick ByLaws to provide that the consideration and report, by the Finance Committee, of matters of business included within the articles of any warrant for a Town Meeting shall be required mandatory condition and such consideration shall be conducted as a public hearing at which residents and taxpayers, as defined in Article 2 section 10 of the Charter, and town employees shall have the right and opportunity to be heard on such matters of business;
- 2) Specify notice or publication requirements for such public hearing whether simply consistent with the open meeting law or otherwise;
- 3) Amend Article 3 of the Town of Natick Bylaws to allow the representative town meeting to waive the requirements contemplated in 1) above for such consideration, report and public hearing on specified or particular matters of business and to set the quantum of vote and other requirements for such waivers and include such waivers in the chart for Precedence of Motions;
- 4) Amend the Town of Natick ByLaws to establish that the requirement(s) contemplated in 1) above is necessary for such specified or particular matters of business to be in order at Town Meeting unless a waiver is voted;
- 5) Amend Article 7-9-b of the Town Charter to amend the phrase “unless otherwise provided by the charter or by law” to read “unless otherwise provided by the charter, by law or by bylaw” or similar wording;
- 6)

Or otherwise act thereon.

**ARTICLE 24**

**Warrant Article Sponsored by the Town Meeting Practices and Rules Committee For the 2020 Fall Annual Town Meeting Warrant**

To see what action(s) the Town will take to Amend Article 5 Fiscal Procedures of the Town of Natick Home Rule Charter to:

- 1) Authorize the representative Town Meeting by ByLaw to require certain information to be included or provided in connection with the budget message and any annual preliminary or submitted operating and/or capital expenditures budget for an ensuing fiscal year; and/or
- 2) Require certain procedures to be followed and information to be provided in connection with an updated budget message and updated annual operating and/or capital expenditures budget for a current fiscal year at Spring or Fall Annual Town Meeting and/or special town meetings and/or
- 3) Authorize the representative Town Meeting by ByLaw to require certain procedures to be followed and information to be provided in connection with an updated budget message and updated annual operating and/or capital expenditures budget for a current fiscal year at Spring or Fall Annual Town Meeting and/or special town meetings; and/or
- 4) Specify additional information to be included in the budget message and any annual preliminary or submitted operating and/or capital expenditures budget for an ensuing fiscal year; and/or

Or otherwise act thereon

**ARTICLE 25**  
**CREATE STUDY COMMITTEE OF TOWN MEETING TO CONDUCT REVIEW OF**  
**DOWNTOWN MIXED-USE ZONING**  
**(Paul Griesmer, et al.)**

“To what action the Town will take:

i) to create a committee to study and review any and all aspects of the Downtown Mixed Use Zoning District (DMU) including without limitation any and all dimensional regulations, intensity regulations, allowed uses (whether as of right or by special permit or by section six (pre-existing non-conforming use) finding or otherwise), parking requirements, setback and regulations from surrounding districts, purpose of the DMU, role and purpose of the DMU as a Natick Center for all the people of all the precincts in Natick, capacity for the town to absorb the 2,000 additional apartment units advocated and proposed by others, definitions applicable to DMU whether applicable only to the DMU or DMU and other districts, perimeter of the DMU, possible districts within the current DMU, review the basis for previous ZBA decisions authorizing apartments without requiring off-site parking, on-site parking or affordable housing, review traffic capacity of streets and roads throughout the DMU and associated zoning implications, reviewing DMU zoning articles that were referred to but never considered by elected or other standing town committees, reviewing and referring to said committee other proposed DMU zoning changes, reviewing the history of development and applications for development in the DMU; and/or

ii) to determine the term, charge and responsibility of said committee including but not limited to the above, to consulting with all downtown stakeholders in the DMU and consulting with stakeholder and citizens throughout all ten precincts of the Town, and to bringing possible zoning amendments back to Town Meeting; and/or

iii) to determine the size, composition, eligibility and qualifications to serve on such study committee; and/or

iv) to determine which town agencies will provide support to such committee and whether to provide such committee with access to Town Counsel; and/or

otherwise act thereon.”

**ARTICLE 26**  
**Committee Article**  
**(Town Administrator)**

To see if the Town will vote to hear and discuss the reports of town officers, boards, and committees; or otherwise act thereon.

The above articles are to be acted upon and determined exclusively by Town Meeting Members in accordance with Chapter 2 of the Acts of 1938 and Amendments thereto and the Town Charter and subject to the referendum provided thereby.

You are directed to serve this Warrant by causing an attested copy of said Warrant to be posted in the Post Office in said Natick; and at the following public places in said Natick, to wit: Precinct 1, Reliable Cleaners, 214 West Central Street; Precinct 2, Cole Recreation Center, 179 Boden Lane; Precinct 3, Kennedy Middle School, 165 Mill St.; Precinct 4, 2 Summer St.; Precinct 5, Wilson Middle School, 22 Rutledge Road; Precinct 6, East Natick Fire Station, 2 Rhode Island Avenue; Precinct 7, Lilja Elementary School, 41 Bacon Street; Precinct 8, Natick High School, 15 West Street; Precinct 9, Community Senior Center, 117 West Central Street and Precinct 10, Memorial Elementary School, 107 Eliot Street.

Above locations being at least one public place in each Precinct, in the Town of Natick, and also posted in the Natick U.S. Post Office, Town Hall, Bacon Free Library and Morse Institute Library seven days at least before October 20, 2020 also by causing the titles of the articles on the Warrant for the 2020 Fall Annual Town Meeting to be published once in the Newspaper called "The MetroWest Daily News," with notice of availability of an attested copy of said Warrant, said Newspaper published in the Town of Natick and said publication to be August 27, 2020.

Hereof fail not and make due return of this Warrant with your doings thereon to the Town Clerk at or before the time appointed for holding said meeting.

Given under our hands this, 21st Day of August 2020.



JONATHAN H. FREEDMAN  
Chair



KAREN ADELMAN-FOSTER  
Vice Chair



RICHARD P. JENNETT, JR  
Clerk



SUSAN G. SALAMOFF  
Member

MICHAEL J. HICKEY, JR  
Member

***Select Board for the Town of Natick***

Certified copies of the Warrant are available at the Office of the Town Clerk, Natick Town Hall, 13 East Central St., Natick, MA between the hours of 8:00 a.m. – 5:00 p.m., Monday through Wednesday; 8:00 a.m.-7:00 p.m. on Thursday and 8:00 a.m.-12:30 p.m. Friday; the Warrant may also be accessed from the Town web site [www.natickma.gov](http://www.natickma.gov).