



Joan McNamara <jmcnamara@natickma.org>

Fwd: West Natick Fire Station property

Jonathan Freedman <jfreedman@natickma.org>

Tue, Sep 29, 2020 at 10:54 AM

To: Joan McNamara <jmcnamara@natickma.org>

Joan, please upload this email to Novus for Wednesday's meeting. Also, please upload the FATM warrant.

Thanks,

Jonathan

Jonathan Freedman
Chair, Natick Select Board

Please note that the Massachusetts Secretary of State considers e-mail to be a public record, and therefore subject to the Massachusetts Public Records Law (M.G.L. c. 66 § 10).

----- Forwarded message -----

From: **Patrick Hayes** <phayes.fincom@natickma.org>

Date: Mon, Sep 28, 2020 at 9:48 AM

Subject: West Natick Fire Station property

To: Randy Johnson <rj@resolutionarchitects.com>

Cc: James Errickson <jerrickson@natickma.org>, Jonathan Freedman <jfreedman@natickma.org>, Karis North <knorth@mhtl.com>, Michael Hickey <mhickey@natickma.org>

Randy,

Im reaching out to you on behalf of the West Natick Fire Station Building Committee (WNFSBC). The Committee learned about two weeks ago that the Natick Affordable Housing Trust is formulating a recommendation to the Select Board and Town Meeting regarding the property where the existing fire station is locations. The recommendation is for the Town to transfer the property to the State as part of a so-called land swap process to facilitate the use of land at the Wilson Historical Park location on West Central St.

It's of extreme concern to the West Natick Fire Station Building Committee to learn of this recommendation second hand and almost by accident. While it's recognized the property in question is Town land and therefore under the care, custody and control of the Select Board for the inhabitants of the Town, the Building project has plans with regard to that parcel that are integral to the overall project for the new station. These plans have been on the record for over two years.

It's not just a pocket park. While the park is intended for part of the parcel the new station project has a more comprehensive set of uses for the land and these are required, not just intended. For example:

- 1) The access driveway from Speen Street into the new station is in part across the parcel in question. It is too late to go into redesign on this element of the project as the Signalling requirements have been approved by MADOT and engineering work has started. Revising this is certainly an impediment to the completion of the project.
- 2) The surface road from Travers Road across the parcel in question is a required access road for the emergency equipment returning to the station. This access road has been a component of the overall project plan since 2017
- 3) The project Storm Water Management system includes capture, retention and drainage lines integral to the overall required system as determined by various entities including the Planning Board
- 4) The new station's utilities plan has subsurface conduits the run underneath a meaningful portion of the parcel in question. Similar to the Storm Water system these plans have been part of the overall project for at least a few years.
- 5) It's not clear whether the Bonding of funds used to build this project and budgeted to be used to demolish and clear the old fire station can be or should be used to complete that phase of the project if the property in question ceases to become part of the overall land elements of the project. Our committee would be looking for a written opinion from Bond Counsel on this matter.
- 6) Factoring all of the known uses and requirements that are over, on or under the "pocket parcel" our architect has determined that the available land that is not encumbered is trivial.

Had the NAHT taken the time and made the effort to speak with the WNFSBC it would have been an easy task for the Building Committee to review all of these important facts and considerations in advance. However, with the timeline to Town Meeting being very short it's necessary to "blast" the committee's expressed concerns to a wide range of interested parties. On behalf of the committee I will be providing this information, with supplemental materials, to the Select Board, the Planning Board, the Recreation & Parks Committee, the Conservation Commission, the Finance Committee and through the Moderator to Town Meeting. A copy of this email will be sent to the Natick Affordable Housing Trust for the record.

The WNFSBC requests that you cease putting forward a plan to transfer this parcel at least until all of these issues have been run to ground and have outcome satisfactory to the fidelity of the fire station

Project. I'm available to discuss this further if you'd like.

Patrick Hayes

Sent from my iPhone