

BOARD OF SELECTMEN – TOWN OF NATICK

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**EXECUTIVE SESSION MINUTES**  
**TOWN ADMINISTRATOR'S OFFICE – TOWN HALL**  
**December 16, 2019**  
**5:45 PM**

**PRESENT:** Chair Michael J. Hickey, Jr, Jonathan H. Freedman, Richard P. Jennett, Jr., Karen Adelman Foster and Vice-Chair Susan G. Salamoff

**ALSO PRESENT:** Town Administrator Melissa A. Malone and Executive Assistant, Donna Donovan,

**Purpose 6: To consider the purchase, exchange, lease or value of real property if the Chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body.**

Community and Economic Development Director James Freas attended this portion of the meeting.

**Development Agreement with Stonegate St. Patrick, LLC.**

Mr. Freas presented a draft Development Agreement between the Town of Natick and Stonegate St. Patrick, LLC for the property located at 45 east Central Street, 4 and 6 Lincoln Street and 5 Wilson Street. Mr. Freas stated that the developers do not want to pursue the development as they have in the past because of the challenges they faced with the needed re-zoning articles not passing at Town Meeting. The project would consist of commercial space on the ground floor and residential rental units on the upper floors. However, if zoning changes did not pass at Town Meeting, the project would be just residential. Ms. Salamoff spoke in support of the mixed-use concept and speculated that the developers want to be assured that there will be a positive outcome at the end.

Ms. Malone and Mr. Freas stated that they have spoken to some of the neighbors and they were supportive.

Mr. Jennett expressed concern with neighbor opposition in the past and with the Board upsetting other Boards because it would not be vetted through the normal process. Mr. Jennett suggested an “all boards” meeting rather than conversations taking place in executive session. Mr. Hickey stated that other Boards could not be included at this time because they are not parties to the Development Agreement. Mr. Jennett expressed concern with this process, stating that the Planning Board will be very difficult to work with. Ms. Malone stated she will accept responsibility for the Development Agreement going through the Board of Selectmen.

Mr. Freas left the meeting.

**Purpose 3: To discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the Chair so declares:**

Redacted

**Purpose 3: To discuss strategy with respect to Collective Bargaining If an open meeting may have a detrimental effect on the bargaining position of the public body and the Chair so declares: Firefighters and Fire Deputy Chiefs Local 1707**

Fire Chief Michael Lentini joined the meeting at 6:57 p.m.

Redacted

On a motion by Mr. Jennett, seconded by Mr. Freedman, and by roll call vote, the Board voted 5-0-0 to adjourn at 7:15 p.m. The roll call vote was as follows:

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Mr. Hickey	Yes
Mr. Freedman	Yes
Ms. Adelman-Foster	Yes
Mr. Jennett	Yes
Ms. Salamoff	Yes

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Jonathan H. Freedman. Clerk