

BOARD OF SELECTMEN – TOWN OF NATICK

EXECUTIVE SESSION MINUTES
TOWN ADMINISTRATOR'S OFFICE – TOWN HALL
February 3, 2020
6:30 PM

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

Ms. Salamoff stated that no other person is in her proximity

ALSO PRESENT: Town Administrator Melissa A. Malone, Special Counsel, Lisa Mead, Senior Executive Assistant, Donna Donovan, and Community and Economic Director, James Freas (remote participation)

Mr. Freas stated that no other person was in his proximity.

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

Development Agreement with Stonegate St. Patrick, LLC.

Attorney Mead presented the latest draft Development Agreement to the Board and summarized the changes from the last draft presented. Included with the Agreement was Exhibit A-Concept Plan, Exhibit B-Notice of Development Agreement, Exhibit C-Proposed Zoning Change, Add Property to the Downtown Mixed Use District and Home Rule Petition. The concept plan depicted a six story building with a height of 60'. Current zoning by-laws allow for 50'feet in downtown mixed use zoning district. 60' is only allowed if there is another building within 200 feet and on the same side of the road as the potential development. It was determined that Stonegate does not meet the criteria.

Attorney Mead left the meeting to propose a 5 story building to the Developers.

Attorney Mead returned and informed the Board that the developers suggest that the agreement does not address the building height at all because the Zoning Board of Appeals can grant relief through the comprehensive permit application process.

After some discussion, the Board agreed to not include the height restriction in the agreement.

Attorney Mead again left the meeting to inform the developers that the Board agreed to omit the height restriction requirement.

Attorney Mead returned and informed the Board that both parties have come to an agreement.

Discussion followed on when the Board would announce the agreement in public.

On a motion by Mr. Jennett, seconded by Mr. Freedman, the Board voted by roll call vote to approve the Development Agreement in draft form subject to the changes discussed. The roll call vote was as follows:

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

On a motion by Mr. Jennett, seconded by Ms. Adelman-Foster, the Board voted by roll call vote to adjourn at 7:22 p.m. The roll call vote was as follows:

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

Jonathan H. Freedman. Clerk