

BOARD OF SELECTMEN – TOWN OF NATICK

---

**MEETING MINUTES  
NATICK TOWN HALL  
EXECUTIVE SESSION  
November 4, 2019  
6:00 PM**

**Present:** Chairman Michael J. Hickey, Jr., Susan Salamoff, Jonathan Freedman, Karen Adelman Foster, Richard P. Jennett, Jr.

**Also Present:** Town Administrator Melissa Malone, Deputy Town Administrator Bill Chenard, and Senior Executive Assistant Donna Donovan

Executive Session began at 6:10 p.m.

**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.**

Senior Planner, Ted Fields and Attorney Lisa Mead were in attendance for this portion of the meeting.

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

Ms. Malone stated that they are asking the Board to support negotiating a development agreement with Stonegate St. Patrick, LLC to develop a mixed use project to help remove the property as an attractive nuisance and to structure a transaction that the neighbors and Town would be satisfied with. Attorney Mead added that a Development Agreement would give the Town more control over the redevelopment of the property. Part of the agreement would include the Board supporting a zoning change extending the Down Town Mixed Use district to this location. The Development Agreement would include 4 or more affordable units through a Local Initiative Project (LIP) which would be advantageous to the Town to remain above the 40B threshold.

Discussion followed regarding the importance of communicating with the neighbors. It was suggested that communication be through the Community and Economic Development staff rather than the developers as the developers do not have a good relationship with the neighbors.

Board members expressed concern with not including the Planning Board in the process. Attorney Mead stated that it cannot be public until the Development Agreement is signed and if the Planning Board is involved it becomes public.

On a motion by Mr. Freedman, seconded by Ms. Salamoff and by roll call vote, the Board voted 5-0-0 to appoint Attorney Mead as Special Counsel for the Development Agreement with Stonegate St. Patrick, LLC. 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. Freedman, seconded by Ms. Salamoff, and by roll call vote, the Board voted 5-0-0 to authorize Attorney Mead and the Community and Economic Development staff to approach Stonegate St. Patrick, LLC under the condition of confidentiality and approach the neighborhood on a conceptual basis. The roll call vote was as follows:

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

Mr. Fields and Attorney Mead left the meeting at 7:00 p.m.

Redacted

On a motion by Mr. Jennett, seconded by Mr. Freedman, and by roll call vote, the Board voted to adjourn at 7:05 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