

## Warrant Article Questionnaire Non-Standard Town Agency Articles

### Section III – Questions with Response Boxes – To Be Completed By Petition Sponsor

Article # 26	Date Form Completed: 9-9-21
Article Title: Amend Zoning Bylaws: Agri-Tourism Accessory Use	
Sponsor Name: Julian Munnich, Chairman of Planning Board	Email: planning@natickma.org

Question	Question																								
1	Provide the article motion exactly as it will appear in the Finance Committee Recommendation Book and presented to Town Meeting for action.																								
Response	Full Text at end of questionnaire																								
2	At a summary level and very clearly, what is the proposed purpose and objective of this Warrant Article and the accompanying Motion?																								
Response	This article seeks to expand upon the successful outdoor dining program for agricultural uses that Natick embraced during the pandemic. This article would provide agricultural uses with accessory use options that provide sustainability opportunities and promote tourism.																								
3	Has this article or one of a very similar scope and substance been on a previous Warrant Article and what have been the actions taken by the Finance Committee, other Boards or Committees and Town Meeting?																								
Response	<p style="color: #4F81BD;">N/A</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 25%;">Warrant Period Ex: 2021 SATM</th> <th style="width: 25%;">Other Committees Ex: Planning Bd refer</th> <th style="width: 25%;">FinCom Action Ex: Referral</th> <th style="width: 25%;">Town Meeting Ex: Referral</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table> <p style="margin-top: 20px;">Comments:</p>	Warrant Period Ex: 2021 SATM	Other Committees Ex: Planning Bd refer	FinCom Action Ex: Referral	Town Meeting Ex: Referral																				
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4	Why is it required for the Town of Natick and for the Town Agency sponsor(s)?
Response	<b>Standard procedure for Planning Board to sponsor such an article. Review of any proposals would be conducted by the Planning Board.</b>
5	Does this article require funding, how much, from what source of funds and under whose authority will the appropriation be managed and spent?
Response	<b>No</b>
6	Does this article act in any way in concert with, in support of, or to extend any prior action of Natick Town Meeting, Massachusetts General Laws or CMR's or other such legislation or actions?  Does this article seek to amend, rescind or otherwise change any prior action of Natick Town Meeting?
Response	<b>No</b>
7	How does the proposed motion (and implementation) fit with the relevant Town Bylaws, financial and capital plan, comprehensive Master Plan, and community values as well as relevant state laws and regulations?
Response	<b>Wholly Consistent</b>
8	Who are the critical participants in executing the effort envisioned by the article motion?
Response	<b>Planning Board</b>
9	What steps and communication has the sponsor attempted to assure that:

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	<ul style="list-style-type: none"> <li>● Interested parties were notified in a timely way and had a chance to participate in the process</li> <li>● Appropriate Town Boards &amp; Committees were consulted</li> <li>● Required public hearings were held</li> </ul>
Response	<b>Planning Board public hearing held on 9-1-21</b>
10	Since submitting the article have you identified issues that weren't initially considered in the development of the proposal?
Response	<b>No</b>
11	If this Warrant Article is not approved by Town Meeting what are the consequences to the Town and to the sponsor(s)? Please be specific on both financial and other consequences?
Response	<b>Agri-Tourism would not be added to the zoning bylaws. Agricultural uses would continue to have limited sustainability options.</b>

Warrant Article Questionnaire  
Non-Standard Town Agency Articles

**MOTION A:** MOVE to amend Section V-B.2, Accessory Uses - Keeping of Livestock, by removing the phrase: Keeping of Livestock from the section title and adding section number one (1) so it now reads:

**V-B.2 ACCESSORY USES**

1. The keeping of livestock – shall not be permitted in residential zones on lots less than 40,000 square feet in area, and any structure for housing such livestock shall be located at least 200 feet from any abutting residential structure. Such livestock shall be suitably fenced. Then such approval shall be subject to obtaining necessary permits from the Board of Health and Building Department.

**MOTION B:**

MOVE to amend Section V-B.2, Accessory Uses, by adding the following after section one (1):

2. **Agri-tourism – A range of uses accessory to an agricultural use including, but not limited to, restaurants or similar food service establishments, outdoor dining, indoor or outdoor events, inns or similar specialty lodging, and retail stores with agricultural, food, craft, art or similar products.**
  - a. **Standards.**
    - i. **The primary use must be an agricultural use.**
    - ii. **The property must be a minimum of 25 acres.**
    - iii. **Lodging related uses are limited to no more than 6 rooms.**
  - b. **Review. This accessory use requires a special permit from the Planning Board. In its discretion to approve or deny a special permit authorizing an Agri-tourism accessory use, the SPGA shall consider the following:**
    - i. **The review conditions for all Special Permits, as specified in section VI-DD.2.A.b.**
    - ii. **The compatibility of the proposed agri-tourism accessory use with the agricultural primary use.**