

Warrant Article Questionnaire Non-Standard Town Agency Articles

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

Article # 30	Date Form Completed: 9-9-21
Article Title: Amend Zoning Bylaws: Special Permit Lapse	
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 is a corrective measure. It seeks to update the Special Permit lapse period to become consistent with Mass General Law																								
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	N/A																								
	<table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 25%;">Warrant Period <small>Ex: 2021 SATM</small></th> <th style="width: 25%;">Other Committees <small>Ex: Planning Bd refer</small></th> <th style="width: 25%;">FinCom Action <small>Ex: Referral</small></th> <th style="width: 25%;">Town Meeting <small>Ex: Referral</small></th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table> <p style="margin-top: 20px;">Comments:</p>	Warrant Period <small>Ex: 2021 SATM</small>	Other Committees <small>Ex: Planning Bd refer</small>	FinCom Action <small>Ex: Referral</small>	Town Meeting <small>Ex: Referral</small>																				
Warrant Period <small>Ex: 2021 SATM</small>	Other Committees <small>Ex: Planning Bd refer</small>	FinCom Action <small>Ex: Referral</small>	Town Meeting <small>Ex: Referral</small>																						

Warrant Article Questionnaire Non-Standard Town Agency Articles

4	Why is it required for the Town of Natick and for the Town Agency sponsor(s)?
Response	Standard procedure for Planning Board to sponsor such article. The article promotes a business friendly approach to permitting and allows applicants more time to begin a project.
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	No
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	No
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	Wholly Consistent
8	Who are the critical participants in executing the effort envisioned by the article motion?
Response	Planning Board
9	What steps and communication has the sponsor attempted to assure that:

Warrant Article Questionnaire Non-Standard Town Agency Articles

	<ul style="list-style-type: none"> ● Interested parties were notified in a timely way and had a chance to participate in the process ● Appropriate Town Boards & Committees were consulted ● Required public hearings were held
Response	Planning Board public hearing held on 9-1-21
10	Since submitting the article have you identified issues that weren't initially considered in the development of the proposal?
Response	No
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	Time period for special permit lapse would remain at 2 years

Warrant Article Questionnaire Non-Standard Town Agency Articles

MOVE to amend Section VI-DD.2.A. Special Permits by replacing the word “two” with the word “three” in subsection f. as follows:

VI-DD.2.A SPECIAL PERMITS

- f. Lapse. A special permit granted under this Section shall lapse within **three** years, which shall not include such time required to pursue or await the determination of an appeal referred to in G.L. c. 40A, s. 17, from the grant thereof, if a substantial use thereof has not sooner commenced except for good cause or, in the case of permit for construction, if construction has not begun by such date except for good cause.