

Warrant Article Questionnaire Non-Standard Town Agency Articles

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

Article # 29	Date Form Completed: 9-21-2021
Article Title: Limited Salesroom for Motor Vehicles	
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	<p>MOVE to amend SECTION III-A.2 Use Regulations Schedule, Use Item 23A (inserting footnote/textual changes shown in <i>bold italics</i>): “Limited salesroom for motor vehicles¹</p> <p><i>¹ In order to grant a special permit for this use, the Special Permit Granting Authority must determine that it does not substantially diminish the diversity of commercial uses in this district</i></p> <p><i>Option 1: insert at end of footnote: “and provided the enclosed service facility has a Gross Floor Area of 20% or less of the building in which it is located.</i></p> <p><i>Option 2: insert at end of footnote: “and provided that the enclosed service facility, together with the Gross Floor Area of any other such enclosed service facility on the Parcel(s) subject to a Site Plan Special Permit, occupies 5% or less of the Gross Floor Area of the Parcel(s)</i></p>
2	At a summary level and very clearly, what is the proposed purpose and objective of this Warrant Article and the accompanying Motion?
Response	To add motor vehicle repair to a zoning bylaw that currently allows for salesroom and showrooms. The repair component would be limited in size in order to prevent large scale operations and vehicle parking lots that occupy valuable properties which contribute to commercial tax base.
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	NO

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	Warrant Period Ex: 2021 SATM	Other Committees Ex: Planning Bd refer	FinCom Action Ex: Referral	Town Meeting Ex: Referral
Comments:				
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 an article. Review of any proposals would be conducted by the Planning Board.			
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			

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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. The commercial II District encompasses a portion of The Golden Triangle in addition to the Route 9 corridor. Economic sustainability is a primary focus of the Natick 2030 Master Plan.
8	Who are the critical participants in executing the effort envisioned by the article motion?
Response	Planning Board, Economic Development Committee
9	What steps and communication has the sponsor attempted to assure that: <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 Hearings 9-8-21 & 9-23-21
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	Motor vehicle repair services will continue to not be permitted in the subject zoning district

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