

Warrant Article Questionnaire Non-Standard Town Agency Articles

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

Article # 22	Date Form Completed: 3/21/22
Article Title: Disposition of Rhode Island Avenue	
Sponsor Name: Select Board	Email: jerrickson@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 that the Town vote to authorize the Select Board to sell or convey all or a portion of town-owned land located on Rhode Island Avenue, subject to retained easement rights for utilities currently located in said land for operation, maintenance, and replacement thereof, and/or other easement rights as deemed appropriate by the Select Board for purposes of public access, and/or on any other terms and conditions established by the Select Board deemed appropriate in the best interests of the Town.</p> <p>Said land is described as all or a portion of land situated in the Town of Natick, in the County of Middlesex South, State of Massachusetts on Rhode Island Avenue, located between the south side of Worcester Street (Massachusetts Highway Route 9) and Oak Street, all more particularly described by the Commonwealth of Massachusetts Department of Public Works recorded in Book 8880, Page 401.</p> <p>Said real estate disposition shall be completed in compliance with General Law Chapter 30B to the extent applicable, and further the Select Board and other town official shall be authorized to take all actions necessary to carry out this Article, or otherwise act thereon.</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	The Select Board was approached by the abutting property owner who are seeking to purchase the noted parcel to support site mobility improvements on their property. The abutting property owners run Scrub-A-Dub – a car wash facility abutting Route 9. Since the closure of Rhode Island Avenue (which was part of the MassDOT Oak Street intersection project), accommodating customers on site has proven challenging. Adding that parcel that makes up the former Rhode Island Avenue to the property is intended to improve on-site circulation of automobiles, while preserving pedestrian access to/from Route 9 from the abutting residential neighborhood.
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	The Town, through the Select Board, owns the property and therefore must be the seller of the property.			
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	There is limited impact on the Town's bylaws, financial/capital plan, or other similar documents. This section of Route 9 is noted in the Natick 2030+ master plan for purposes of long-term planning and land use review. However, this specific parcel is not referenced.			
8				
	Who are the critical participants in executing the effort envisioned by the article motion?			

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Response	Select Board will execute the disposition of the property as noted in the Article/Motion.
9	<p>What steps and communication has the sponsor attempted to assure that:</p> <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	Select Board has held several meetings at which the abutting property owner presented the concept of the disposition of this property. These presentations led the Select Board to vote to sponsor this article for Town Meeting.
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	The property will not be sold. Little impact on the Town or Select Board will be realized. However, the potential for improved traffic circulation on and off site will not be realized.