

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: 2022.09.15
Article Title: 246 N Main Street	
Sponsor Name: Affordable Housing Trust	Email: RandyNatick@gmail.com

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	To see if the Town will vote, pursuant to G.L. c. 40 Section 15A, to transfer the property currently under the care, custody and control of the Treasurer, known as 246 North Main Street. Assessors Map 18, Lot 99 containing approximately 12,000 sq. ft. to the Select Board for conveyance to the Natick Affordable Housing Trust Fund for purposes consistent with the terms of the Declaration of Trust including the development and support of affordable housing, subject to compliance with relevant state procurement and related laws; or to take any other action relative thereto.																
2	At a summary level and very clearly, what is the proposed purpose and objective of this Warrant Article and the accompanying Motion?																
Response	Transfer property to Trust with the intended purpose of the Trust issuing a RFP for the development of the site for a single unit of affordable housing, but in general for purposes consistent with the mission of the Trust.																
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>(Type response here).</p> <p>No similar warrant articles for this site. There have been other tax title properties transferred to the Trust, but not for this site.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Warrant Period</th> <th style="width: 25%;">Other Committees</th> <th style="width: 25%;">FinCom Action</th> <th style="width: 25%;">Town Meeting</th> </tr> </thead> <tbody> <tr> <td>Ex: 2021 SATM</td> <td>Ex: Planning Bd refer</td> <td>Ex: Referral</td> <td>Ex: Referral</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>Comments:</p>	Warrant Period	Other Committees	FinCom Action	Town Meeting	Ex: 2021 SATM	Ex: Planning Bd refer	Ex: Referral	Ex: Referral								
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4	Why is it required for the Town of Natick and for the Town Agency sponsor(s)?
Response	Approval will allow use of the site for affordable housing
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	Trust has committed \$30 K to the successful respondent to the RFP. Trust will manage RFP process.
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	Motion and implementation is consistent with the Master Plan which cites the need for additional affordable housing in Natick,
8	Who are the critical participants in executing the effort envisioned by the article motion?
Response	Trust and its consultants will execute the effort. Town procurement officer has already reviewed the draft RFP, which will likely be run out of that office.

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9	<p>What steps and communication has the sponsor attempted to assure that:</p> <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	<p>Trust met with SB with the initial discussion, and was given assignments, which have been done. See attached chronology.</p> <p>Proposed scope underwent review by the Director of Planning and Community Development including zoning review. Trust demonstrated zoning compliance for 3 BR house.</p> <p>Trust hired legal consultant to outline the process for tax title land disposition, as town legal counsel did not supply that service.</p> <p>Trust commissioned a Title Report, that indicated clear title was held by the Town of Natick.</p>
10	<p>Since submitting the article have you identified issues that weren't initially considered in the development of the proposal?</p>
Response	<p><u>Prior</u> to submitting, the idea was discussed with the town administrator, who had concerns about the timing of the development of the parcel relative to the RT 27 project and potential use of the site for the 9/27 interchange project. The Trust views this as an issue separate from the land disposition to the Trust. Concern was also raised about zoning compliance, but this was reviewed James Freas early on in our due diligence research.</p>
11	<p>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?</p>
Response	<p>Loss of opportunity to develop affordable housing. Potential drop of percentage of affordable housing units on the SHI below 10%. Lack of Natick demonstrating a commitment to the development of affordable housing.</p>