

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: March 24, 2023
Article: Disposition of 0 Shore Terrace and 4 Pine Ridge Road	
Sponsor Name: Select Board	Email: jerrickson@natickma.org

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 authorize the Select Board to convey through sale or lease, all or a portion of town-owned land located at 0 Shore Terrace (Assessors Map No. 21-00000013) and 4 Pine Ridge Road (Assessors Map No. 21-00000026) on any terms and conditions established by the Select Board deemed appropriate in the best interests of the Town. 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 officials shall be authorized to take all actions necessary to carry out this motion.</p> <p>Said land is described as all or a portion of land situated in the Town of Natick, in the County of Middlesex, State of Massachusetts, more particularly described in deeds recorded in the Middlesex South Registry of Deeds, Book 7086, Page 478 for 0 Shore Terrace and Book 12943, Page 390 for 4 Pine Ridge Road. The Town's interest in the parcels are set forth in a Judgment in Tax Lien Case, recorded at Book 71741, Page 598, Middlesex South Registry of Deeds.</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 sell property the Town owns and acquired through Tax Title that currently sits vacant and in disrepair. This is parcel located in a single family zoning district with no public (town) need and can be redeveloped as a single family property for the benefit of the neighborhood and the Town.
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.

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	This is not required. But the property currently sits vacant, with overgrown vegetation and with a structure in disrepair. The property is secure and safe from a public safety perspective, as inspected by the Building Commissioner, Director of Health Department, and public safety.
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	Yes – the property is intended to be sold for a use consistent with the current underlying zoning.
8	Who are the critical participants in executing the effort envisioned by the article motion?
Response	Natick Select Board and Town Administration.
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

Warrant Article Questionnaire Non-Standard Town Agency Articles

	<p>process</p> <ul style="list-style-type: none"> • Appropriate Town Boards & Committees were consulted • Required public hearings were held
Response	<p>Many abutters have asked the Town to improve and/or sell the property over the past several years. Following discussions with the SB, the decision was made to seek authorization to sell the property for a use consistent with the current zoning. Town Staff (including Building Commissioner, Direct of Health Dept, DPW, Engineering, Police and Fire) have visited the site to confirm compliance with current public health and safety requirements. Town Administration worked with Legal Counsel to confirm status as a town owned property and to review/prepare the warrant article.</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>No.</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>The property will continue to be town owned, and take town resources to ensure it continues to be safe from a public health and safety perspective. The neighbors will also continue to be frustrated with the appearance of the property within the neighborhood.</p>