

**ARTICLE 24**  
**East Central/Union Street Intersection (southern side)**  
**(Planning Board)**

**ARTICLE LANGUAGE**

To see if the Town will vote to amend the Natick Zoning Bylaw and Zoning map for the area on the southern side of East Central Street and Union Street by creating a new zoning district as a transition between the Downtown Mixed-use (DM) Zoning District and the surrounding residential zoning districts, and by amending all other applicable sections of the Natick Zoning Bylaw and Zoning Map necessary to establish such district; or otherwise act thereon.

**PURPOSE OF THE ARTICLE**

To create a new zoning district as a transition between the Downtown Mixed-use (DM) Zoning District and the surrounding residential zoning districts.

**FINANCE COMMITTEE PUBLIC HEARING AND DISCUSSION**

Presenters: Ms. Amanda Loomis, Director of Community & Economic Development and Ms. Terri Evans, Planning Board

This article creates a new Downtown Gateway Zoning District on the south side of East Central St at the intersection of East Central and Union Street to allow for a transition from a more residential area to a downtown mixed-use area. The area includes properties such as the armory, Morse Tavern, Santander Bank, the former Neighborhood Wrench, Pizza by Rocco, a single-family home and multi-family homes. The district provides a variety of uses consistent with a transition zone from a downtown to a residential area which may not be allowed in the residential zoning district.

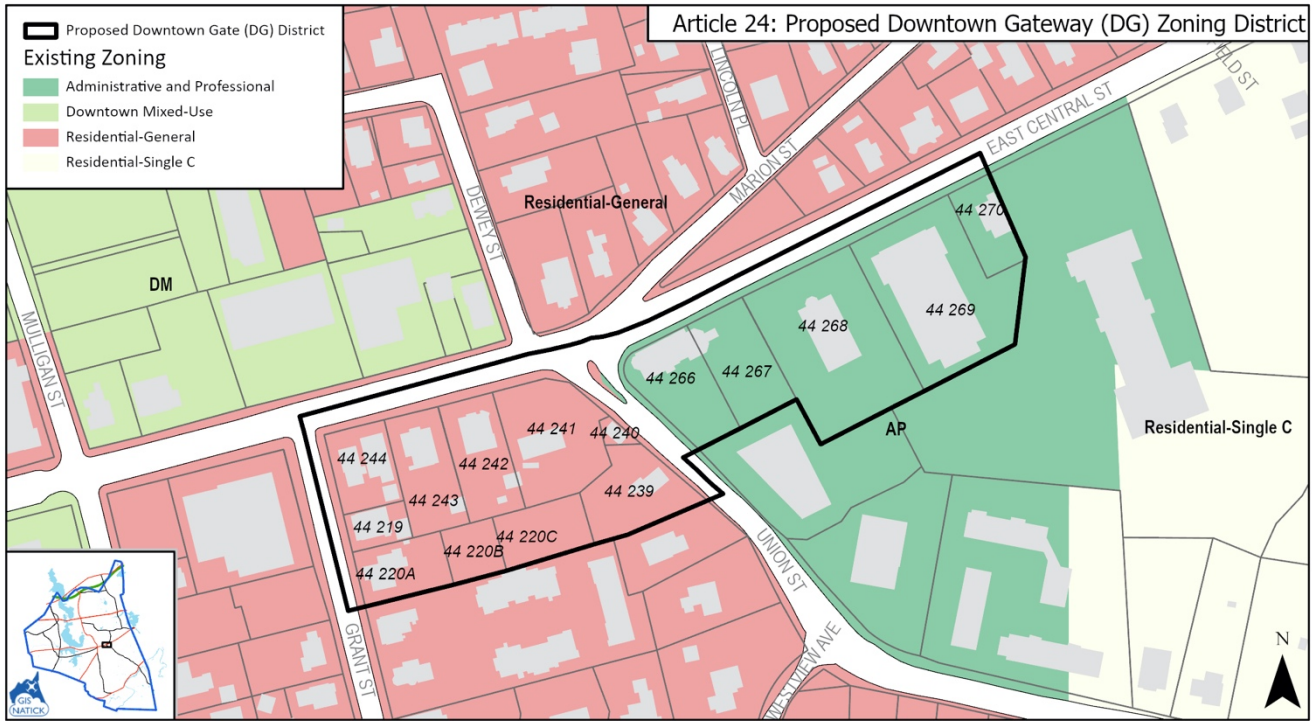
The Planning Board is proposing a height limit of 38 feet for a mixed-use or a non-residential project and 32 feet for a residential project, subject to a 10% waiver. Frontage requirements are 12 feet to allow for flexibility and unique design. The use tables were developed by looking at adjoining districts uses such as Downtown Mixed-Use (DMU) and determining what might be appropriate for this district. The Downtown Gateway district could potentially be expanded to other areas near downtown in the future in areas such as the North Ave/Middlesex Ave intersection.

Ms. Evans noted that this is a complex five-street intersection so traffic and pedestrian impacts from projects will be considered to make sure that people can walk safely, and that cars have sight lines preserved from different directions.

The article is divided into 3 motions: Motion A) creating the Zoning District, Motion B) the Zoning Bylaw and Motion C) adding parcels to the district. *Note: Town Counsel has determined that these*

*motions require a simple majority vote as the bylaw amendment allows as of right multifamily housing or mixed-use development in an eligible location (see M.G.L. c. 40A, section 5).*

Map showing the proposed location of the Downtown Gateway Zoning District (*note: this is not the Zoning Map*):



Questions from the Committee – all Motions

A member asked what the maximum number of stories would be in 38 feet. Mr. Evans replied that it would depend on the usage. Mixed-use projects which have ground floor retail or restaurant would have a higher floor to floor ratio. There are minimum ceiling heights that the building department seeks when reviewing plans.

A member asked if the major difference between this and DMU are the dimensions and scale or are there significant categories of use that are permitted in DMU that are not permitted in this transitional district. Ms. Evans replied that there are relatively few uses that are permitted in DMU that are not permitted in the Gateway District. One is funeral homes.

A member asked if tourist homes were Airbnbs. Ms. Evans said no, they are guest houses or Bread & Breakfasts. She noted that Airbnbs have not come before the Planning Board as an issue to address.

The member noted that car repair and lubrication services are prohibited uses. What happens with the vacant car repair facility if these end up as the best uses due to contamination. Ms. Loomis noted that the

Neighborhood Wrench has been going through mediation to clean up the site and that there are many other uses for that site.

A member remarked that single-family homes are not allowed in the district and asked about the existing single-family home. Ms. Loomis noted that the property is currently vacant and the owners are looking to renovate, but not as a house.

A member asked about off-street parking and parking requirements in general. Ms. Evans said off-street parking refers to standalone uses like a parking lot, as opposed to parking on site. She stated that DMU projects were given allowances for parking that would not be necessary or desirable here.

A member asked if the public had any comments on the article as part of the Planning Board hearings. Ms. Loomis stated there were quite a few members of the public in attendance. The primary concern was regarding the height which was originally proposed for 45 feet for non-residential and mixed use, and 40 feet for straight residential. Hearing those concerns, we did decrease it. We took a lot of the comments up from public landowners and other people that provided comments and incorporated that into this revision.

A member asked if any of the current properties would have to change to be in compliance with this new zoning. Ms. Loomis stated that there is one parcel that will never be in compliance because of setbacks and minimum lot area. Pizza by Rocco is located right on the corner of Union Street on a 1000 square foot parcel. It is non-compliant today. There's not much we can do because we do not want to create such small parcels; we want to see a larger project come forward. There are also two lots behind 6 Grant Street which do not have frontage, but they are owned by the owner of 6 Grant. When those are combined together, which they are under common ownership, they are compliant.

Mr. Don Friswell, who lives in the proposed Downtown Gateway district, Mr. Andy Meyer, Planning Board Chair, and Rick Jennett all spoke in favor of the article.

**FINANCE COMMITTEE RECOMMENDATION - MOTION A**

The Finance Committee took the following action on Motion A:	RECOMMENDATION:	<b>Favorable Action</b>
	QUANTUM OF VOTE:	<b>9-0-0</b>
	DATE VOTED:	<b>October 13, 2022</b>

**MOTION** (Requires a Majority Vote)

**MOTION A – Establish New Zoning District**

**Move that the Town vote to amend Section II-A, Section III, and Section VI-DD of the Natick Zoning Bylaws, as follows.**

**Move to add** new Section III-EE as follows:

**Section III-EE      Downtown Gateway (DG)**

**1. Purpose and Intent**

To accommodate a variety of residential and non-residential uses, the Downtown Gateway (DG) district is established to encourage a variety of building types while promoting redevelopment with a strong multi-modal streetscape and a physical form and design character that signals a transition to and from residential neighborhoods in relation to the Downtown Mixed Use (DM) district of Natick Center.

**2. Use Regulations**

Projects within the DG district may include one or more uses as identified for the DG district in the Use Regulations Schedule at Section III-A.2 of this bylaw. Projects that include non-residential and mixed uses shall devote at least 50% of the first floor to such uses.

All projects within the DG district will be subject to Site Plan Review under Section VI-DD of this bylaw.

Projects within the DG district may have more than one building per lot.

**Move to amend** Section II-A.1 (Types of Districts) to include “Downtown Gateway - DG” following “Downtown Mixed Use – DM.”

**Move to amend** Section VI-DD.2.A.a.1 (Special Permit Procedures and Site Plan Review – Special Permits, Planning Board to act at SPGA) by adding after “Inclusionary Housing Special Permit (IHSP) a new line:

Downtown Gateway (DG)

**Move to amend** Section VI-DD.2.B.a) (Special Permit Procedures and Site Plan Review – Site Plan Review Applicability and SPGA designation), by adding after “Indoor Recreational Overlay District (IROD)” a new line:

Downtown Gateway (DG)

## FINANCE COMMITTEE RECOMMENDATION - MOTION B

The Finance Committee took the following action on Motion B:	RECOMMENDATION:	<b>Favorable Action</b>
	QUANTUM OF VOTE:	<b>9-0-0</b>
	DATE VOTED:	<b>October 13, 2022</b>

### MOTION (Requires a Majority Vote)

#### MOTION B – Establish Uses, Signage Regulations, and Dimensional and Density Requirements

**Move that the Town vote to amend Section III-A (Use Regulations), Section IV-B (Intensity Regulations by Zoning District), and Section V-H (Signs and Advertising Devices) of the Natick Zoning Bylaws, as follows:**

**Move to amend** Section III-A.2 (Use Regulations Schedule) by inserting “DG” column with Permitted (A), Excluded or Prohibited (O), and Special Permit (P) uses as indicated in the schedule below:

<i>(Category details below are as they appear in the current Use Regulation Schedule)</i>		<b>DG</b>
<b>RESIDENTIAL USE</b>		
<b>1</b>	One-family detached dwelling	O
<b>1A</b>	Family Suite	O
<b>2</b>	One-family detached dwelling for personnel required for the safe operation of a permitted use to reside on the premises thereof.	O
<b>3</b>	Two-family or semi-detached dwelling	P
<b>4</b>	Multiple family building types for not less than three (3) dwelling units in any one building, such as: apartment houses and/or town houses, subject to and compliant with the provisions of Section V-J.	P
<b>5</b>	Alteration and conversion of a one-family house existing at the time of the adoption of this by-law, to accommodate two families if located on a lot having an area at least twenty-five percent greater than required for a one-family house.	O
<b>6</b>	Tourist Home	P
<b>7</b>	Hotel and Motel	O
<b>8</b>	Renting of one or two rooms and the furnishing of board by a resident family to not more than three non-transient persons.	O
<b>9</b>	Private garage or outdoor vehicle storage in connection with a dwelling for not more than three motor vehicles with shall not include more than one commercial vehicle 2 1/2 tons gross weight or more than one vehicle owned by a non-resident of the premises except in the case of a farm operated on a full-time basis by a resident thereon	O
<b>RECREATIONAL USE</b>		
<b>10</b>	Country club, including golf, by natural light only, riding, tennis and boat houses	O
<b>10A</b>	Country club, including golf, by natural light only, riding, tennis and boat houses and community centers for exclusive use of the residents of the particular district in which it is located	O

11	Lodge building or other non-profit social or civic use, but not including any use of the principal activity of which is one customarily conducted as a business	P
12	Indoor amusement or recreation place or place of assembly provided that the building is so insulated and maintained as to contain noise to the premises and is located not less than 100 feet from a residential district	P
13	Commercial outdoor amusement or recreation use, but not including outdoor movie theater	O
14	Outdoor movie theater ( <i>DELETED</i> )	
15	Farm for the raising, keeping in sale of cattle, horses, sheep, goats and for the growing and sale of all agricultural products including fruits, vegetables, hay and grain, all dairy produce, and eggs	O
16	Premises for the raising of swine, poultry, fowl, and fur-bearing animals	O
17	A stall or stand for selling farm or garden products a major portion of which is raised or produced on the premises by the owner or lessee thereof	O
<b>BUSINESS USES</b>		
18	Greenhouse, nursery and truck garden	O
19	Customary home occupation within the principal bldg conducted by a resident of the premises (or by owners of the premises where such premises abut Route 135 [Central St.] and are within the central fire district) provided that not more than one other person is regularly employed there in in connection with such use; that not more than 25% of the total floor area not to exceed 400 SF is regularly devoted to such use; that there is no exterior storage of materials or equipment; and that no display of products is visible from the street	A
20	Bldg accessory to a dwelling or premises to be used as an office or workroom for conduct of a professional office or studio or customary home occupation by a resident thereon provided that the same conditions shall apply as hereinbefore set forth for such use in a dwelling	A
21	Dumps and use of land for the disposal of refuse by the sanitary-fill method provided the same is also approved by the Board of Health and vote of the Town	O
22	Retail stores	A
22A	Adult Uses	O
22B	Body Art Establishments	O
23	Salesroom for motor vehicles, trailers, boats, farm implements, or machinery, with no repair services excluding used-car lots	O
23A	Limited salesroom for motor vehicles	O
24	Salesroom for motor vehicles, trailers, boats, farm implements, or machinery, with repair services and storage including used-car lots	O
25	Wholesale or retail office or showroom with inside storage of goods for sale on premises only	A
26	For an office, studio or work room connected and strictly accessory to the residence of the occupant, and in which no activity inappropriate to the district shall be carried on	A
27	Business or professional office or agency, bank or other financial institution	A
27A	Administrative offices, clerical offices, statistical offices and establishments for research and development	A
28	Craft, consumer, professional or commercial service establishments dealing directly with the general public	A
29	Undertaking establishment or funeral home	O
30	Repair garage for motor vehicles	O
31	Commercial parking lot or parking garage, filling or service station	O
31A	A facility exclusively for, or whose principal activity is, the changing of oil and related lubrication services on motor vehicles	O
31B	Carwash	O

<b>32</b>	Auto body, soldering, or welding shop	O
<b>33</b>	Animal or veterinary hospital providing it is located 200 ft. from nearest residential dwelling	P
<b>34</b>	Printing or publishing establishment provided that not more than 5000 SF are used for work and storage	A
	a. over 5,000 sq. ft.	O
<b>35</b>	Off-street parking as hereinafter permitted	O
<b>36</b>	Restaurant, tea rooms, lunchrooms or other places serving beverages inside a building	A
<b>37</b>	Cafeteria or restaurant for sole purpose of personnel employed on premises of permitted use	P
<b>38</b>	Restaurant or other places serving food or permitted beverages and providing live or mechanical entertainment or serving customers outside of buildings	P
<b>38A</b>	The serving of food and/or permitted beverages, with or w/o accompanying entertainment, on the premises of a hotel, including without limitation, all restaurants, cocktail lounges, room service facilities, meeting and function rooms on said premises	P
<b>38B</b>	Specialty craft fabrication, where all noise, smoke, dust, odor, vibration or similar objectionable features generated are minimized and confined to the premises	P
<b>INDUSTRIAL USES</b>		
<b>38C</b>	Creative production where all noise, smoke, dust, odor, vibration or similar objectionable features generated are minimized and confined to the premises	A
<b>39</b>	Light manufacturing uses including renewable or alternative energy light manufacturing uses when the processes involved entail only fabrication, assembly, finishing work, packaging, or commercial food production, conducted in such a manner that noise, smoke, dust, odor, vibration or similar objectionable features are confined to the premises	A
<b>39A</b>	Ancillary Outlet	A
<b>40</b>	General industrial uses incl. mfg, renewable or alternative energy mfg, processing, or other industrial operations that will not be offensive to adjoining districts in respect to obnoxious noise, smoke, dust, odor, waste disposal, vibration or similar objectionable features	O
<b>40A</b>	Renewable or alternative energy research and development facilities	O
<b>41</b>	Warehouses (excluding retail warehouses), for storage of any personal property with no sales taking place on the premises, and open storage yards of lumber, stone, brick, gravel, cement, and contractors equipment, or other bulky merchandise, which may be sold on the premises	O
<b>42</b>	Junk Yards (enclosed by a 10 ft high fence or other closed screen acceptable to Building Insp)	O
<b>TRANSPORTATION USES</b>		
<b>43</b>	Private landing area to be used solely for the landing, taking off, and storage of privately owned airplanes and/or helicopter	O
<b>44</b>	Motor freight or other transportation terminals; yards for the servicing of trucks and trailers	O
<b>INSTITUTIONAL USES</b>		
<b>45</b>	Municipal facility and building for public uses and purposes, including a Town-owned dump	A
<b>46</b>	Public service and public utility structure including telephone exchange	A
<b>46A</b>	Wireless communications facility, including only a BMWCF, an AWCF, and co-locating a WCF on an existing free standing monopole or lattice tower	A
<b>46B</b>	Wireless communications facility, including only a free standing monopole	A
<b>46C</b>	Indoor wireless communications facility	P
<b>46D</b>	Facilities for housing telecommunications equipment, such as sites where network systems can be interconnected to the fiber optic highband cable network, or to such network as it may be modified hereafter	O
<b>47</b>	Church, rectory, convent, parish house, and other religious institutions	A
<b>48</b>	Schools: public, religious sectarian, or private	A

<b>49</b>	Licensed nursery school or other use for the day care of children, but not including day or summer private camps operated for profit	A
<b>50</b>	Sanitarium, or nursing, or rest home	A
<b>50A</b>	Healthcare facility, including a hospital, diagnostic and healthcare professional offices	
	i. under 2500 sq. ft.	P
	ii. over 2500 sq. ft.	P
<b>50B</b>	Assisted living residence	A
<b>51</b>	Cemetery	O
<b>52</b>	Library or museum	P
<b>53</b>	Commercial boarding or training dog kennel	O
<b>53A</b>	Commercial breeder	O
<b>53B</b>	Home occupation/customary home occupation dog kennel	O
<b>53C</b>	Personal dog kennel	A
<b>54</b>	Signs as hereinafter permitted	P
<b>55</b>	Other accessory uses normally incidental to a permitted use	A

**Move to amend** Section IV-B (Intensity Regulations by Zoning District) as follows, applying the format of the existing table:

<b>Downtown Gateway (DG)</b>	<b>Non-Residential &amp; Mixed-Use</b>	<b>Residential Uses Only</b>
<b>Minimum Lot Area</b>	10,000 square feet	7,000 square feet
<b>Minimum Lot Frontage*</b>	80 feet	70 feet
<b>Minimum Front Yard Setback</b>	12 feet	20 feet
<b>Minimum Side Yard Setback</b>	12 feet	12 feet
<b>Minimum Rear Yard Setback</b>	15 feet	15 feet
<b>Maximum Lot Coverage</b>	90%	80%
<b>Minimum Landscaping/Open Space</b>	10%	20%
<b>Maximum Height</b>	38 feet	32 feet
<b>Lot Depth</b>	80 feet	80 feet

\* Corner lot frontage: In the case of a lot bounded by two streets forming an interior angle of more than 135°, their combined frontage may be used to satisfy the minimum lot frontage requirement.



**Move to amend** Section V-H (Signs and Advertising Devices) as follows:

- a) In Section V-H.D.2 (Downtown Mixed Use District (DM), add at the end of the title

“, Downtown Gateway District (DG)”

So that the title reads “Downtown Mixed Use District (DM), Downtown Gateway District (DG)”;

- b) In Section V-H.D.2 (a) (Accessory Signs), add after “Downtown Mixed Use (DM) District area” in the first sentence

“and Downtown Gateway District (DG)”

So that the first sentence reads “In Downtown Mixed Use District (DM) area and Downtown Gateway District (DG) accessory signs that comply with the provisions hereinafter set forth are permitted.”

**FINANCE COMMITTEE RECOMMENDATION - MOTION C**

The Finance Committee took the following action on Motion C:	RECOMMENDATION:	<b>Favorable Action</b>
	QUANTUM OF VOTE:	<b>9-0-0</b>
	DATE VOTED:	<b>October 13, 2022</b>

**MOTION** (Requires a Majority Vote)

**MOTION C – Add Land to District**

**Move that the Town vote to amend the Town of Natick Zoning Map, in accordance with Section II-B (Location of Districts: Zones) of the Natick Zoning Bylaws, by changing the zoning of the following parcels to the Downtown Gateway (DG) District, and to amend the Natick Zoning Map so that the respective frontage to the centerline of the adjoining roadways shall be further rezoned as Downtown Gateway (DG) District.**

- Map 44 Lot 219 (4 Grant St)
- Map 44 Lot 220A (6 Grant St)
- Map 44 Lot 220B (6 Grant St)
- Map 44 Lot 220C (6-off Grant St)
- Map 44 Lot 239 (5 Union St)
- Map 44 Lot 240 (2 Union St)
- Map 44 Lot 241 (67 East Central St)
- Map 44 Lot 242 (63 East Central St)
- Map 44 Lot 243 (59 East Central St)
- Map 44 Lot 244 (57 East Central St)
- Map 44 Lot 266 (69 East Central St)
- Map 44 Lot 267 (77 East Central St)
- Map 44 Lot 268 (85 E Central St)
- Map 44 Lot 269 (93 East Central St)
- Map 44 Lot 270 (99 East Central Street)

~~ END OF ARTICLE ~~