

Warrant Article Questionnaire Non-Standard Town Agency Articles

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

Article # 28	Date Form Completed: 03.17.2023
Article Title: Amend Zoning Bylaw: Highway Mixed-Use – I (HM-I)	
Sponsor Name: James Errickson, Town Administrator	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	Please see attached motion for Article 28												
2	At a summary level and very clearly, what is the proposed purpose and objective of this Warrant Article and the accompanying Motion?												
Response	<p>The purposes of the proposed bylaw amendments are to:</p> <ul style="list-style-type: none"> Amend existing zoning established in 1979 to allow for the creation of Small and Large Corporate Campus Parcels, supported by Natick 2030+. Allow Large Corporate Campus Parcels to be developed as a single cohesive campus over time even if its lots are separated by a public way. Amend the underlying zoning, so the impact will only be to HM-1 zoning district. 												
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>During Special Town Meeting No. 1 on March 20, 1979, the Town Meeting voted to approve Article 1, which created Section III-B Highway Mixed Use – I (HM-I) Districts Use Regulations and various sections that reference HM-I. The HM-I Bylaw has not been amended since its adoption in 1979.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 25%;">Warrant Period Ex: 2021 SATM</th> <th style="width: 25%;">Other Committees Ex: Planning Bd refer</th> <th style="width: 25%;">FinCom Action Ex: Referral</th> <th style="width: 25%;">Town Meeting Ex: Referral</th> </tr> </thead> <tbody> <tr> <td>1979 STM (March 20, 1979)</td> <td>Planning Board sponsored and voted to recommended favorable action</td> <td></td> <td>Unanimous approval</td> </tr> <tr> <td>2000 STM (October 10, 2000), Article 1</td> <td>Planning Board sponsored and voted to recommend favorable action</td> <td>The Finance Committee voted 9-0-0 to recommend favorable action</td> <td>Unanimous approval based on information provided in the 2000 Annual Report</td> </tr> </tbody> </table>	Warrant Period Ex: 2021 SATM	Other Committees Ex: Planning Bd refer	FinCom Action Ex: Referral	Town Meeting Ex: Referral	1979 STM (March 20, 1979)	Planning Board sponsored and voted to recommended favorable action		Unanimous approval	2000 STM (October 10, 2000), Article 1	Planning Board sponsored and voted to recommend favorable action	The Finance Committee voted 9-0-0 to recommend favorable action	Unanimous approval based on information provided in the 2000 Annual Report
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	<p>Comments:</p> <p>Information regarding zoning amendments and zoning maps changes relative to HM-I</p> <ul style="list-style-type: none"> • Article 1, STM #2 of October 10, 2000: “Item I of this Article changes an old identification system using letters and number to the new Dewey Decimal System” • Article 2 of Special Town Meeting No. 1, First Session of March 20, 1979, rezoned the Carling and St. Germaine (commonly known as “Westarknit”) properties from I-II as HM-I. <p>Reference: 1979 and 2000 Town Reports, and the 2022 Natick Zoning Bylaw</p>
4	Why is it required for the Town of Natick and for the Town Agency sponsor(s)?
Response	<p>The amendment to the existing HM-I Zoning Bylaw allows for the following:</p> <ul style="list-style-type: none"> • Increase in opportunity for redevelopment of parcels by amending intensity regulations; • Clearly define Small and Large Corporate Campus Parcels; • Update an existing bylaw that has not been substantially updated since its creation in 1979; • Support of nonresidential development to continue to allow businesses to grow in Natick while supporting corporate partnerships and their employees.
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	<p>The development or implementation of Articles 28 and 29 do not require funding. The proposed amendments to the Zoning Bylaw and Zoning Map are expected to allow for future development and reinvestment within HM-I, which would contribute to the tax base.</p>
6	<p>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?</p> <p>Does this article seek to amend, rescind or otherwise change any prior action of Natick Town Meeting?</p>
Response	<p>Articles 28 and 29 are in concert with the intent of Articles 1 and 2 of STM 1, March 20, 1979, which rezoned the existing HM-I from I-II. The 1979 Town Annual Report stated that the HM-I “does not include multi-family residential uses and it makes specific provisions to protect the existing Industrial-II zoning rights of the properties.” Such expansion of HM-I will allow for future non-residential development within one of Natick’s most prominent economic areas, which will contribute to an increase in jobs, attraction of other businesses, and retention of existing businesses that would be able to grow in place.</p>

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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	<p>Article 28 allows for increased opportunities for reinvestment, the creation of jobs, and the ability for major employers to grow in place.</p> <p>Natick 2030+ continually references MathWorks and its development at the Apple Hill and Lakeside Campuses. The Town established Goal R3.1, Review and Revise Zoning to Encourage Investment in Natick’s Business Centers. Goal R4.1, Work to Retain Existing Businesses in Natick and Allow them to Grow and Thrive. Adopting Articles 28 and 29 would allow the Town to meet both Goals and support major land and businesses.</p>
8	Who are the critical participants in executing the effort envisioned by the article motion?
Response	<ul style="list-style-type: none"> • Town Administrator • Community and Economic Development • MathWorks
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	<ul style="list-style-type: none"> • The Planning Board advertised the legal notice for the opening public hearing in the MetroWest Daily News on February 15 and February 22, 2023 • The Planning Board held public hearings on March 1 and March 15, 2023 • Legal notices were sent to the abutting municipalities and parties of interest
10	Since submitting the article have you identified issues that weren’t initially considered in the development of the proposal?
Response	No issues have been identified since the consideration of Article 28.
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?

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Response	If Article 28 were not to pass, existing limitations would hinder future development within the Golden Triangle, especially on 24 Superior Drive. Existing zoning dimensions restrict what is allowed to be developed on the site. The owner would be prohibited from developing cohesively as a campus, without the uncertainty of needing to obtain dimensional variances.
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