

Warrant Article Questionnaire Non-Standard Town Agency Articles

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

Article # 29	Date Form Completed: 03.17.2023
Article Title: Zoning Map Amendments for the 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	<p><i>Move to amend the Natick Zoning Map, as follows:</i></p> <ul style="list-style-type: none"> ● Rezone the parcel identified by the Town Assessor’s records as 17-00000008 from Industrial-II (I-II) to Highway Mixed-I (HM-I), with HM-I zoning extending south of the property to the center line of Route 9, including the Speen Street on-ramp ● Rezone the parcel identified by the Town Assessor’s records as 17-0000005C from Commercial-II (C-II) to Highway Mixed-I (HM-I) ● Rezone the respective frontage of 17-0000009A, 17-0000009B (13 Superior Drive), 17-0000005C, and 17-0000005A of each parcel frontage to the centerline of the roadway as Highway Mixed-I (HMI-I) 				
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 zoning map amendments are to:</p> <ul style="list-style-type: none"> ● Rezone parcels of land owned by MathWorks from I-II or C-II to HM-I. The amendments to the Zoning Map will allow for consistent zoning throughout the Lakeside Campus. ● Rezone the roadways from the parcel line to the center of the street to follow zoning best practices. ● Allow for future development of campuses within the Golden Triangle that support nonresidential tax payers. 				
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 the Special Town Meeting No. 1, First Session of March 20, 1979, the Town Meeting voted to approve Article 2. Article 2 rezoned the Carling and St. Germaine (commonly known as “Westarknit”) properties from I-II as HM-I.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="width: 25%;">Warrant Period Ex: 2021 SATM</td> <td style="width: 25%;">Other Committees Ex: Planning Bd refer</td> <td style="width: 25%;">FinCom Action Ex: Referral</td> <td style="width: 25%;">Town Meeting Ex: Referral</td> </tr> </table>	Warrant Period Ex: 2021 SATM	Other Committees Ex: Planning Bd refer	FinCom Action Ex: Referral	Town Meeting Ex: Referral
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	1979 STM (March 20, 1979)	Planning Board recommended favorable action; Select Board sponsored the Article		Unanimous approval
<p>Comments: According to the 2022 Natick Zoning Bylaw, the HM-I Zoning District was created in 1979. The HM-I has not been amended since 1979, with the exception of Article 1 of STM #2 if 2000 of October 10, 2000, which amended the old identification system using letters and numbers to the new Dewey Decimal System.</p>				
4	Why is it required for the Town of Natick and for the Town Agency sponsor(s)?			
Response	<p>The amendment to the Natick Zoning Map allows for the following:</p> <ul style="list-style-type: none"> • Consistent zoning for all parcels within common ownership; • Best practices of zoning going to the center line rather than ending at the property line; • Expansion of an existing zoning district to allow for future development within the HM-I. 			
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 29 expands the existing HM-I Zoning District for future development and reinvestment into Natick.</p> <p>Natick 2030+ continually references MathWorks and its development at the Apple Hill and Lakeshore 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. The adoption of Articles 28 and 29 would allow the Town to meet both Goals, in addition to supporting 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 29.
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 29 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.