

## **Natick Finance Committee**

Pursuant to Chapter 40, Section 3 of the Town of Natick By-Laws, I attest that the attached copy is the approved copy of the minutes for the following Meeting:

**Town of Natick Finance Committee**  
**Meeting Date: March 23, 2023**

The minutes were approved through the following action:

Motion:

Made by:

Seconded by:

Vote: 0 – 0 – 0

Date: X, 2023

Respectfully submitted,

Linda Wollschlager

Chair

Natick Finance Committee

Finance Committee  
Town of Natick  
Minutes for the meeting of March 23, 2023

Meeting Location: Natick Town Hall, School Committee Meeting Room

And virtual by Zoom: <https://us02web.zoom.us/j88324467728>

Meeting: ID88324467728

Passcode: 906139

One tap mobile: +19292056099

Meeting may be televised live and recorded by Natick Pegasus. Any times listed for specific agenda items are approximate and not binding. Please note the committee may take the items on this agenda out of order.

## AGENDA

1. Call to Order
  - a. Pledge of Allegiance & Moment of Silence
  - b. Advisement of Pegasus Live Broadcast and Recording for On-Demand Viewing
  - c. Review of Meeting Agenda and Ordering of Items
2. Announcements
3. Public Comments
  - a. Committee policy & procedures available via this link and also at the meeting location
4. Meeting Minutes
5. 2023 Spring Annual Town Meeting Warrant Articles – Public Hearing
  - a. [Article 1: Authorize Select Board to Acquire, Obtain, Abandon or Relocate Easements](#)
  - b. Article 8: Unpaid Bills
  - c. Article 9: Transfer of Unexpended Bond Proceeds
  - d. Article 10: Rescind Authorized, Unissued Debt
  - e. Article 11: Revolving Funds
  - f. [Article 24: Amend Zoning Bylaw: Establish Center Gateway Zoning District](#)
  - g. [Article 28: Amend Zoning Bylaw: Highway Mixed-Use-I\(HM-I\)](#)
  - h. [Article 29: Amend Zoning Map: Highway Mixed-Use – I\(HM-I\)](#)
6. Committee and Sub-Committee Scheduling
  - a. Update on upcoming Committee and Subcommittee meetings
7. Committee Discussion (for items not on the agenda)
8. Adjourn

## Roll Call

Members present; Note R-denotes members attending remotely

Hossam Behery - R

David Coffey-R

Lawrence Forshner  
Todd Gillenwater  
Cody Jacobs  
Toby Metcalf  
Richard Pope  
Patti Sciarra  
Linda Wollschlager  
Betty Yobaccio - R  
Daniel Zitnick - R

Note: Ms. Keeney joined the meeting after the initial roll call.

Motion made by Mr. Gillenwater, seconded by Mr. Pope, to open the public hearing for the Spring 2023 Town Meeting Warrant.

Motion was approved 11-0-0, all members present voting in the affirmative.

### **Article 1**

Authorize Select Board to Acquire, Obtain, Abandon or Relocate Easements

Mr. Townsend, Deputy Town Administrator and Director of Finance presented. This is an annual item authorizing the Select Board to acquire easements.

Mr. Gillenwater asked since this is a recurring article that we address every year, is there a more persistent way that we can do this, can we change a bylaw or is it required by MGL that we vote this every year? Mr. Errickson answered we can look into changing the bylaw. Part of this is to ensure that there is no appropriation of funds going with it. We can certainly look into whether or not there's a way to do a bylaw amendment to say "should no appropriation of funds happen then XYZ."

Motion by Mr. Coffey, seconded by Mr. Behery, that the Finance Committee recommend Favorable Action on the subject matter of Article 1 and that the subject matter of Article 1 be placed in the Consent Agenda.

Motion was approved 11-0-0, all members present voting in the affirmative.

### **Article 8**

Unpaid bills

Mr. Townsend spoke to Article 8. He stated that one vendor did not correctly bill for services in FY22, and now has to be paid in FY23. The amount of the bill is \$2369.64 and it is requested that money from Free Cash be allocated for this purpose. This is an uncommon situation and hasn't happened in the last six years.

Motion made by Mr. Gillenwater, seconded by Mr. Jacobs to recommend favorable action on the subject matter of Article 8.

Motion was approved 11-0-0, all members present voting in the affirmative.

**Article 9**

## Transfer of Unexpended Bond Proceeds

Mr. Townsend recommended no action on the subject matter of Article 9 as it will probably be brought back in the fall.

Moved by Mr. Gillenwater, seconded by Mr. Pope, that the committee recommend No Action on the subject matter of Article 9 and that the matter be placed on the Consent Agenda.

Motion was approved 11-0-0, all members present voting in the affirmative.

**Article 10**

## Rescind Authorized, Unissued Debt

Mr. Townsend recommended no action on the subject matter of Article 10 as it will probably be brought back in the fall.

Motion by Mr. Gillenwater, seconded by Mr. Pope, to take No Action on the subject matter of Article 10 and request that it be added to the Consent Agenda.

Motion was approved 11-0-0, all members present voting in the affirmative.

**Article 11**

## Revolving Funds

Mr. Townsend stated that the amounts for the revolving funds remained the same as last year except for the Community Garden Revolving Fund cap which was raised from \$20,000 to \$25,000. It is expected that a large number of permits will be coming in and that a \$25,000 cap would be more appropriate.

Motion by Mr. Gillenwater, seconded by Mr. Jacobs, to recommend Favorable Action on the subject matter of Article 11 and request that it to be added to the Consent Agenda.

Motion was approved 11-0-0, all members present voting in the affirmative.

**Article 24**

## Amend Zoning Bylaw: Establish Center Gateway Zoning District

Amanda Loomis, Director of Community & Economic Development, spoke on the article, which is proposing that an approximately two block stretch of East Central Street from Grant Street to the Community Senior Center be included in a new Center Gateway District.

Ms. Wollschlager noted that the motions for Articles 24, 28 and 29 are not complete and being reviewed by Town Counsel. Similar to the process last fall with some planning articles, we will have the discussion in full this evening. When the motions get perfected, we will bring those back to the committee to vote on with minimal discussion.

Ms. Wollschlager asked what has changed since the Finance Committee last heard this article in the fall. Ms. Loomis answered there were basically three different things. One of them was that we found within Section VI DD there was a requirement for a site plan review to have a special permit. That was going to be a hindrance to being compliant with MBTA communities, because it does have to be a multifamily by right. So we put language in here that it would just require site plan review.

Another item was in the table of use, there was a flip between the P's and the A's in some sections. And then it was just making sure that the compliance with the site plan review was taken care of in the front.

Mr. Zitnick asked about the list of acceptable uses, what is permitted, what's excluded and what is by special permit. Ms. Loomis explained the only change is adding a new column CG (Center Gateway). Ms. Loomis reviewed some of the differences in uses between the CG district and the DM (Downtown Mixed Use) district and highlighted some uses such as restaurants and multifamily units that we want to see in this area.

Mr. Coffey wanted to clarify what the height restriction would be. Ms. Loomis answered there are two different heights. If it is a residential mixed-use development, a mixed-use development or a single-use non-residential, like a restaurant, those are allowed to be 38 feet. If it was a single-use residential, so multifamily or two-family or three-family, those would be allowed to be at 32 feet in height.

Mr. Gillenwater asked about the logic for excluding the block of Residential General (RG) to the west of this zone, the Verizon building. Ms. Loomis answered there's two reasons. If you look at St. Patrick's Church, that is also zoned RG. If the Verizon building were CG, we would be creating this one spot with just the church that's RG. And second, since we are trying to start small here, we didn't want to expand it too far out without really good due diligence. It wouldn't be excluded in the future; we just need to do more research on it.

Mr. Pope asked is this sufficient to be in compliance with the MBTA Community Act or would it require us to do further actions? Ms. Loomis answered we do need to look at it a little bit more. We did identify something that may need to be changed, which is a special permit for the residential mixed use.

Mr. Metcalf asked would something have to change with the existing pizza shop? Ms. Loomis answered, pulling them into the central gateway, they would be allowed to continue as is. They can continue as is today because they are a preexisting use, but if it were vacated for more than two years it would not be allowed to continued. If it was sold, as long as it was operated as a pizza shop, it could continue.

Mr. Jacobs asked in terms of the number of residential units that could be in a given lot under this zoning designation, is there a limit on the number of units other than just the practical limits imposed by the size regulations? Ms. Loomis answered that parking would significantly limit the amount of residential that you could have on these parcels because we are requiring parking.

Ms. Wollschlager asked where else this might apply. Ms. Loomis answered we would be looking at North Main Street and South Main Street, right south of the commons where there's opportunity. And also maybe Pond Street, to help create that entrance into the gateway. We need to do research.

Andy Meyer, Planning Board Chair, stated that the Planning Board has had this article on every agenda since Fall Town Meeting and has received feedback from many community members including technical zoning experts.

Further action to be taken after motions are ready and additional Planning Board review.

### **Articles 28 and 29**

Article 28: Amend Zoning Bylaw: Highway Mixed-Use-I(HM-I)

Article 29: Amend Zoning Map: Highway Mixed-Use-I(HM-I)

Jamie Errickson, Town Administrator, and Ms. Loomis presented these two articles, which were discussed together. The intent is to re-zone parcels into the Highway Mixed Use District to accommodate potential expanded use by MathWorks. Article 28 is modifications to the HM-I zone and Article 29 is a map adjustment.

Mr. Errickson noted that the zoning district includes the MathWorks Lakeside campus and the FedEx property which is owned by a Real Estate Investment Trust. The area is primarily owned by the MathWorks who built the campus that opened three or four years ago, right before the pandemic. MathWorks recently purchased the office building across Prime Parkway/Superior Drive, an older office building from the 70s or 80s, behind the Hampton Inn. They're looking to do additional investment in the community at that location although there's no project currently proposed. That parcel is zoned Commercial II, so it's in a different zoning district.

Ms. Loomis stated that we created two new definitions: a small campus and a large campus. We are looking to create a campus feel so people can walk between buildings and not feel like they're in sea of asphalt. We did not change any of the allowed uses for the small or the large campuses, all we did was completely clarify that is it for a small or large, special permit or by right. We did change some of the setbacks.

Craig Lizotte from MathWorks and Andy Meyer of the Planning Board spoke to the motion.

Mr. Pope asked did AMVETS and FedEx as abutters chime in on this issue at all? Mr. Errickson noted that FedEx is owned by a REIT and it's extremely challenging to get in contact with them. AMVETS have been a partner with the town on a lot of things that we've been doing there and this really won't impact their rights of access to their parcel. Any project that would be applied for under the zoning, they would have to be officially notified.

Mr. Jacobs asked if there was a project, would it have to go through review or would it just be as a matter of right? Mr. Errickson answered this zone does require a special permit and site plan review in front of the planning board, as the current Lakeside campus required. It might require MEPA review, which is a state-level review as well, depending on the skill.

### **ROLL CALL**

Mr. Behery - yes

Mr. Coffey - yes

Mr. Forschner - yes

Mr. Gillenwater - yes  
Mr. Jacobs - yes  
Ms. Keeney - yes  
Mr. Metcalf - yes  
Mr. Pope - yes  
Ms. Sciarra - yes  
Ms. Yobaccio - yes  
Mr. Zitnick - yes  
Ms. Wollschlager - yes

Motion made by Mr. Gillenwater, seconded by Mr. Pope to close the public hearing passed by a vote of 12-0-0, all members present voting in the affirmative.

Education Sub-committee Presented a report from the committee about the actions and recommendations of the sub-committee.

Mr. Coffey inquired about the status of the issue if remote meetings. It was mentioned that the House and Senate had passed a bill to allow continuation of the practice to allow remote meeting and the bill is awaiting a signature by the governor.

Motion made by Mr. Gillenwater, seconded by Mr. Jacobs to adjourn approved by a vote of 12-0-0, all members voting in the affirmative.

Meeting adjourned at 8:53 PM