

Warrant Article Questionnaire
Citizen Petitions Articles

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

Article # 21	Date Form Completed: 8/2/23
Article Title: Re-Zoning of 24 North Main St., 26 North Main St., 30 North Main St.	
Sponsor Name: Kenneth B. Phillips, Esq.	Email: ken@kbplaw.com

Question	Question
1	Provide the article motion exactly as it is intended to be voted on by the Finance Committee.
Response	Move to re-zone the properties located at 24 N Main Street, Parcel ID: 43-00000468; 26 N Main Street, Parcel ID: 43-00000469; 30 N Main Street, Parcel ID: 35-00000039, from Residential General (RG) to Downtown Mixed Use (DM), or Commercial II (CII), or Center Gateway (CG), or otherwise act thereon.
2	At a summary level and very clearly, what is proposed purpose and objective of this Warrant Article and the required Motion?
Response	Seeking to develop a gateway or segue from 30 N Main into the Downtown Mixed Use District. Current pre-existing non-conforming use of 30 N Main St is mixed-use in a residential only district. This seeks to allow 24, 26, and 30 N Main Streets the ability to engage in mixed-use as well as small retail tenancies, offices and the like are suitable in this area. By including 24 and 26 North Main Streets in the zoning it will be a contiguous zoning area and not create a so-called zoning "island".
3	What does the sponsor gain from a positive action by Town Meeting on the motion?
Response	The client of Sponsor, owner of 30 N Main St, can continue to rent the ground floor retail and office space to commercial Tenants (as has been done at this location for decades) while also having the residential units above.
4	Describe with some specificity how the sponsor envisions how: the benefits will be realized; the problem will be solved; the community at large will gain value in the outcome through the accompanied motion?
Response	Many commercial clients have approached owner of 30 N Main seeking to rent all or a portion of the ground floor, which was occupied by Natick Appliance and other commercial tenants for many years. The re-zoning will allow the owner to once again rent the ground floor to commercial Tenants. A commercial vacancy occurred during essentially covid and the years since.

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5	How does the proposed motion (and implementation) fit with the relevant Town Bylaws, financial and capital plan, comprehensive plan, and community values as well as relevant state laws and regulations
Response	Pursuant to the Natick 2023 Master Plan Land Use and Zoning initiatives, this will allow a sensible Gateway into Natick Town Center and also allow for business owners, shoppers, art patrons and the like to best utilize the Downtown area and areas (Gateways) immediately adjacent thereto.
6	<p>Have you considered and assessed, qualified and quantified the various impacts to the community such as:</p> <ul style="list-style-type: none"> ● Town infrastructure (traffic, parking, etc.) ● Neighbors (noise, traffic, etc.); ● Environment and green issues (energy conservation, pollution, trash, encouraging walking and biking, etc.);
Response	Based upon the size of the lots/proposed area it would not seem to create an immense increase in traffic compared to current use. Specific to 30 N Main St the use has been mixed for many years – so virtually no change. Proximity to rail trail, as well as North Main Street being recently and vastly improved with sidewalks; many patrons of the business would be able to walk/cycle. The West side of the parcel is (in a split-zone lot) or abuts and industrial zoned parcel currently utilized by Bernardi Auto group as storage/warehouse.
7	<p>Who are the critical participants in executing the effort envisioned by the article motion?</p> <p>To this point what efforts have been made to involve those participants who may be accountable, responsible, consulted or just advised/informed on the impacts of executing the motion?</p>
Response	Owners of 24, 26, and 30 N Main Street are all in favor of the Article. Dept. of Neighborhood Development has been consulted and input from Planning Board sought.
8	<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, that ● Appropriate town Boards & Committees were consulted ● Required public hearings were held

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Response	Letters sent to abutters, discussions took place amongst lot owners in the re-zoned area. Letters sent to Select Board, hearing scheduled with Planning Board; all with the assistance of Town employees.
9	Why is it required for the Town of Natick AND for the sponsor(s)?
Response	Zoning change.
10	Since submitting the article petition have you identified issues that weren't initially considered in the development of the proposal?
Response	None as of yet.
11	What are other towns and communities in the Metro West area, or the Commonwealth of MA doing similar to what your motion seeks to accomplish
Response	Commonwealth of MA has passed a sweeping law, via Section 3A of MGL Chapter 40A not only encouraging but requiring housing development within .5 miles of Mass Transit. This parcel lies well within that .5 mile radius to the downtown Natick Station. While the current use is already residential, the spirit of the law embraces the ability for individuals to be near and utilize mass transit. This would enable not only residents to be able to use mass transit to travel to and from the commercial establishments (or nearby residents can cycle, walk, etc.) but also business owners, employees, and patrons. The re-zoning would foster cycling and walking to and from the Station.
12	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.
Response	Owner of 30 N Main will not be able to lease ground floor, absent a substantial retrofit to residential only. In addition, members of the community will not have access to nearby commercial establishment accessible without the need for a car. "Gateway" goal of Natick 2030+ from Route 27 into the Town Center would not be accomplished. (26 N Main nearest abutter on the South side of Cochituate St. is an auto repair location.)