

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

Article # 20	Date Form Completed: 09.25.2023
Article Title: Amend Zoning Map: Highway Mixed Use-I (HM-I) Zoning District	
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>MOTION – Add Land to the Highway Mixed Use-I (HM-I) District</p> <p>Move that the Town vote to amend the Town of Natick Zoning Map, in accordance with Section III-B (Location of Districts: Zones) of the Natick Zoning Bylaws as follows:</p> <p>by changing the zoning of the following parcels identified as Assessor’s Map 17, Lots 11 and 12 (1053 Worcester St); Map 25, Lot 252B (1071 Worcester St); Map 25, Lot 252A (1085 Worcester St); Map 25, Lot 253A (1093 Worcester St); Map 17, Lot 10 and Map 25, Lot 253B (1131 Worcester St); Map 25, Lot 253 (1187 Worcester St) from Industrial-II (IN-II) to Highway Mixed Use-I (HM-I) Zoning District</p> <p>And to amend the Natick Zoning Map so that the respective frontages of Assessor’s Map 25, Lot 252A; Map 25, Lot 252B; Map 25, Lot 253A; and Map 25, Lot 253B to the centerline of the roadway (Worcester Street/Route 9) as Highway Mixed Use-I (HM-I)</p> <p>As shown on the plan on file with the Town Clerk Office.</p>
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"> • Allow for consolidation of zoning districts to reduce the number of zoning districts where parcels engage in similar uses within a predominately commercial area. • Allow for future development of Small and Large Corporate Campus Parcels, as approved at the 2023 Spring Annual Town Meeting. • Rezone the roadways from the parcel line to the center of Worcester Street to follow zoning best practices. • Allow for future development of land along Worcester Street that supports nonresidential taxpayers.
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>Article 20 of the Spring ATM, builds on the work of Article 2 of the 1979 Special Town Meeting (1st session) and Articles 28 and 29 of the 2023 Spring ATM.</p> <ul style="list-style-type: none"> • 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 to HM-I, which established the HM-I in this area. • During the 2023 Spring Annual Town Meeting on May 2, 2023, through Article 29, Town Meeting voted to approve the expansion of the HM-I Zoning District on Superior Drive, and clean-up of Industrial-II on the MathWorks corporate campus. Further, Article 28 of this same Town Meeting allowed for better utilization of land in commercial areas, with emphasis on best practices and good site design. <table border="1" data-bbox="337 642 1583 1346"> <thead> <tr> <th data-bbox="337 642 620 720">Warrant Period Ex: 2021 SATM</th> <th data-bbox="620 642 1040 720">Other Committees Ex: Planning Bd refer</th> <th data-bbox="1040 642 1304 720">FinCom Action Ex: Referral</th> <th data-bbox="1304 642 1583 720">Town Meeting Ex: Referral</th> </tr> </thead> <tbody> <tr> <td data-bbox="337 720 620 955">2023 Spring ATM (May 2, 2023), Article 29 (Zoning Map Amendment)</td> <td data-bbox="620 720 1040 955">Town Administrator sponsored the Article; Planning Board recommended favorable action (5-0-0) on March 15, 2023</td> <td data-bbox="1040 720 1304 955">Finance Committee recommended favorable action (12-0-0) on April 4, 2023</td> <td data-bbox="1304 720 1583 955">Town Meeting voted to approved Article 29, on May 4, 2023 with a vote of 107-2-2</td> </tr> <tr> <td data-bbox="337 955 620 1228">2023 Spring ATM (May 2, 2023), Article 28 (Zoning Bylaw Amendment)</td> <td data-bbox="620 955 1040 1228">Town Administrator sponsored the Article; Planning Board recommended favorable action (5-0-0) on March 15, 2023</td> <td data-bbox="1040 955 1304 1228">Finance Committee recommended favorable action (11-0-1) on April 4, 2023</td> <td data-bbox="1304 955 1583 1228">Town Meeting voted to approved Article 29, on May 4, 2023 (Motion A passed 116-2-2 and Motion B passed 114-1-2)</td> </tr> <tr> <td data-bbox="337 1228 620 1346">1979 STM (March 20, 1979)</td> <td data-bbox="620 1228 1040 1346">Planning Board recommended favorable action; Select Board sponsored the Article</td> <td data-bbox="1040 1228 1304 1346"></td> <td data-bbox="1304 1228 1583 1346">Unanimous approval</td> </tr> </tbody> </table>				Warrant Period Ex: 2021 SATM	Other Committees Ex: Planning Bd refer	FinCom Action Ex: Referral	Town Meeting Ex: Referral	2023 Spring ATM (May 2, 2023), Article 29 (Zoning Map Amendment)	Town Administrator sponsored the Article; Planning Board recommended favorable action (5-0-0) on March 15, 2023	Finance Committee recommended favorable action (12-0-0) on April 4, 2023	Town Meeting voted to approved Article 29, on May 4, 2023 with a vote of 107-2-2	2023 Spring ATM (May 2, 2023), Article 28 (Zoning Bylaw Amendment)	Town Administrator sponsored the Article; Planning Board recommended favorable action (5-0-0) on March 15, 2023	Finance Committee recommended favorable action (11-0-1) on April 4, 2023	Town Meeting voted to approved Article 29, on May 4, 2023 (Motion A passed 116-2-2 and Motion B passed 114-1-2)	1979 STM (March 20, 1979)	Planning Board recommended favorable action; Select Board sponsored the Article		Unanimous approval
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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"> • Expansion of an existing zoning district allows for future development, whereas older zoning may prohibit development. • Consolidate zoning districts to reduce the number of zoning districts where parcels from different districts engage in similar activities or like uses. 																			
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	The development and implementation of Article 15 does not require funding. The proposed expansion of the HM-I Zoning District is expected to allow for future development and reinvestment of commercial land on Worcester Street, which would contribute to the tax base.
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>Article 20 continues the efforts associated with Articles 28 and 29 of the 2023 Spring ATM by expanding the HM-I, created by Articles 1 and 2 of STM 1, March 20, 1979, which rezoned the existing HM-I from I-II.</p> <p>As mentioned during the 2023 Spring ATM, 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>
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 20 expands the existing HM-I Zoning District for future development and reinvestment into Natick. Goals R3.1 and R4.1 of the Natick 2030+ Master Plan outline two goals that would be supported by the expansion of HM-I through Article 20. These goals include:</p> <ul style="list-style-type: none"> • 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
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 • Planning Board • Stakeholders, which include land and business owners

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"> ● Legal ad for the opening public hearing, scheduled for September 27, 2023, was published in the Metro West Daily News on September 13, 2023 and September 20, 2023 ● Legal mailers were sent to the abutting communities and required parties of interest the week of September 18, 2023
10	<p>Since submitting the article have you identified issues that weren't initially considered in the development of the proposal?</p>
Response	<p>No issues have been identified since the consideration of Article 20.</p>
11	<p>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?</p>
Response	<p>If Article 20 were not to pass, existing limitations would hinder future development within this area of Worcester Street. Existing zoning dimensions restrict what is allowed to be developed on the site.</p>