

Warrant Article Questionnaire Non-Standard Town Agency Articles

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

Article # 15	Date Form Completed: 09.24.2023
Article Title: Amend Zoning Bylaw: Use Regulation (Use Section and Category Organization)	
Sponsor Name: Planning Board	Email: aloomis@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>Warrant Language To see if the Town will vote to amend the Natick Zoning Bylaw by adding, modifying, or deleting use sections, and then reordering the use sections and categories, including, but not limited to amending § III.A.2 Use Regulation Schedule; or act in any other manner in relation thereto</p> <p>Motion Language Please see attachment for full motion.</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>Section III-A.2 Use Regulation Table has been continuously amended over the years, without reorganization, to provide users with a clear understanding of the order of Use Categories. Over the past two years, it has been identified uses may be classified under multiple different Use Category Lines.</p> <p>Article 15 is an effort to create Use Sections and then to populate each Use Section with applicable Use Categories. New Use Categories are created to align with the various Use Categories and uses that are common in the Use Regulation Table.</p> <p>Once the Use Categories were established, the Use Categories and the associated Zoning District permitting requirements, including Y, SP, and N, were cut and pasted (no changes were made except for the two outlined below).</p> <p>Two Use Categories that were amended include existing Lines 27A and 45:</p> <p><i>Existing Line 27A. Administrative offices, clerical offices, statistical offices and establishments for research and development</i> were divided into two separate lines based on distinct division of uses and different permitting review requirements. The proposed division is as follows</p> <ul style="list-style-type: none"> ○ A new Line I.60. Administrative offices, clerical offices, statistical offices ○ A new Line J. 63. Establishment for research and development <p><i>Existing Line 45. Municipal facility and building for public uses and purposes, including Town-owned Dump.</i> Existing Line 45. was divided into two separate lines based on distinct divisions of uses, plus very different locations where such uses can be located. The division includes</p> <ul style="list-style-type: none"> ○ K.72 Town-owned dump ○ L.74 Municipal facility and building or public uses and purposes

Warrant Article Questionnaire Non-Standard Town Agency Articles

	<p>Legend</p> <p>Use Section: A Use Section is a header at the beginning of a new section of the Use Regulations table, which will be populated with like Use Categories. Examples of Use Categories include A. Residential (primary), D. Recreational, Amusement, Entertainment, Uses, I. professional and Medical Uses, etc.</p> <p>Use Category: A Use Category is the descriptor of the use, which outlines the various uses that are permitted or not permitted in Natick</p>		
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	Article 15 is a new proposal to help clean-up and organize the Use Regulation Table. Based on past practices, Use Categories were added to the Use Regulation Table over time, but a clean-up and organization have not been done.		
	Warrant Period <small>Ex: 2021 SATM</small>	Other Committees <small>Ex: Planning Bd refer</small>	FinCom Action <small>Ex: Referral</small>
	Town Meeting <small>Ex: Referral</small>		
	*Note: Article 15 building on the efforts of the 2023 Annual Town Meeting to create an up to date		
4	Why is it required for the Town of Natick and for the Town Agency sponsor(s)?		
Response	Article 15 is an opportunity to update the Use Regulation Table. Before making sustainable amendments to the Use Categories, it is best practice to organize and establish a framework so that the Use Regulation Table can be user-friendly.		
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	Funding is not required for Article 15. All work associated with this article was conducted by Town staff, members of the Planning Board, and members of the Natick community who volunteered their time.		
6	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?		
	Does this article seek to amend, rescind or otherwise change any prior action of Natick Town Meeting?		

Warrant Article Questionnaire Non-Standard Town Agency Articles

Response	Article 15 establishes a framework and organization for future amendments to the Use Regulation Table. During the Spring 2023 Annual Town Meeting, the Town Meeting amended the Use Regulation Table, permitting requirements to be user-friendly. Work associated with Article 15 continues to move Natick forward in cleaning up the Use Regulation Table.
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>The ability to utilize the Use Regulation Table is essential for both the Town and stakeholders who want to do business in Natick. Although not specifically identified in Natick 2030+ Master Plan. Such effort to clean-up and organize the Use Regulation Table aligns with other efforts outlined in Natick 2030+ Master Plan.</p> <p>Natick 2030+ Master Plan states that “Natick has clearly tried to stay current with new planning ideas and approaches to land use regulations.” Therefore, to continue with such trend Natick can continued to amend the Use Regulation Table without reorganization or conduct the clean-up and organization now to aid in usability.</p>
8	Who are the critical participants in executing the effort envisioned by the article motion?
Response	<ul style="list-style-type: none"> • Natick Planning Board • Community and Economic Development staff • Stakeholders who use the Use Regulation Table
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 Newspaper 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	Since submitting the article have you identified issues that weren't initially considered in the development of the proposal?
Response	No issues were identified since the submittal of the warrant language for Article 15. The only item that needed to be addressed was how to present the information in Article 15 to allow everyone to understand the non-substantial amendments.

Warrant Article Questionnaire
Non-Standard Town Agency Articles

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?
Response	In the event that Article 15 is not approved at the 2023 Fall Annual Town Meeting, then future amendments to the Use Regulation Table will be delayed in addition to the continued addition of Use Categories to the Use Regulation Table without little organization.