

# ***TOWN OF NATICK***

## **Meeting Notice**

POSTED IN ACCORDANCE WITH THE PROVISIONS OF M.G.L. CHAPTER 30A, Sections 18-25

### **Natick Finance Committee**

School Committee Meeting Room

March 23, 2017 7:00 PM

#### **Agenda**

1. Public Concerns/ Comments
  - a. Posted Meeting Agenda with Town Clerk's Office
2. Meeting Minutes
  - b. Meeting Minutes for January - March 2017
3. Old Business
  - c. Reconsideration of Board of Selectmen's Budget
  - d. Article 37 - Amend Zoning By-Law to Make Various Technical Corrections and Modifications, Reconsideration of Motions B & C.
4. New Business
  - e. Article 25 Appropriate Funds to Offset Borrowing Authorization for Acquisition of the CSX Saxonville Branch
  - f. Article 26 - Appropriate Funds for Design and Development of the Cochituate Rail Trail
  - g. Article #2 Committee Report- Cochituate Rail Trail Committee
  - h. Article 6 - FY 2017 Omnibus Article
  - i. Article #7 - FY 2018 Omnibus Article - All Motions
  - j. Finance Committee Recommendation Book
5. Adjourn

*The Finance Committee will make every reasonable effort to update this agenda if additional information is provided subsequent to the initial posting. The Finance Committee reserves the right to consider items on the agenda out of order. Any times that may be listed on the agenda are estimates provided for informational purposes only. Agenda items may occur earlier or later than the stated time.*

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**ITEM TITLE:** Posted Meeting Agenda with Town Clerk's Office

**ITEM SUMMARY:** The linked (attached) Meeting Agenda is the duly posted Agenda with the Town Clerk's office and is posted on the Bulletin Board at Town Hall.

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**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
March 23 2017 Posted Meeting Agenda	3/22/2017	Exhibit



# ***TOWN OF NATICK***

## **Meeting Notice**

POSTED IN ACCORDANCE WITH THE PROVISIONS OF M.G.L. CHAPTER 30A, §§ 18-25

### **Finance Committee**

#### **PLACE OF MEETING**

School Committee Meeting Room  
3rd Floor, Town Hall  
13 East Central Street  
Natick, Mass. 01760

#### **DAY, DATE AND TIME**

Thursday, March 23, 2017  
7:00 P.M. to 11:00 P.M

#### **MEETING AGENDA**

##### **1. Citizens Concerns**

##### **2. Old Business**

- a) Meeting Minutes –Discuss & Approve for: 2/2/17, 2/7/17, 2/16/17, 2/28/17, 3/2/17, 3/7/17
- b) Future Meeting Dates/Scheduling - FY 2018 Budget, SATM Warrant - Updates and Discussion

##### **3. Public Hearing: 2017 Spring Annual Town Meeting Warrant**

- a) Article #37 - Amend Zoning By-Law to Make Various Technical Corrections and Modifications, Reconsideration of Motions B & C.
- b) Article #2 - Committee Article: Reports from the Cochituate Rail Trail Committee, Natick Affordable Housing Trust Fund and other possible Boards, Committees and Commissions
- c) Article #25 - Appropriate Funds to Offset Borrowing Authorization for Acquisition of the CSX Saxonville Branch
- d) Article #26 - Appropriate Funds for Design and Development of the Cochituate Rail Trail
- e) Article #6 – FY 2017 Omnibus Budget
- f) Article #7 – FY 2018 Omnibus Budget

##### **3. Public Hearing: Town Administrator's FY 2018 Preliminary Budget**

- a) Reconsideration of the Board of Selectmen's Budget (Section VII. of the budget book)

##### **5. New Business**

- a) Draft of the Finance Committee Recommendation Book – review and discussion

##### **6. Adjourn**

Please note the committee may take the items on this agenda out of order.

Patrick Hayes, Chairman

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SUBMITTED BY

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**ITEM TITLE:** Meeting Minutes for January - March 2017

**ITEM SUMMARY:** Meeting Minutes –Discuss & Approve for: 2/2/17, 2/7/17, 2/16/17, 2/28/17, 3/2/17, 3/7/17

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**ITEM TITLE:** Reconsideration of Board of Selectmen's Budget  
**ITEM SUMMARY:**

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**ITEM TITLE:** Article 37 - Amend Zoning By-Law to Make Various Technical Corrections and Modifications, Reconsideration of Motions B & C.

**ITEM SUMMARY:**

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**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Art 37 Motion B_modifications_final_revised_red lined	3/22/2017	Exhibit
Art 37 Motion B_modifications_final_revised	3/22/2017	Exhibit
Art 37 Motion C_Non Conforming_revised	3/22/2017	Exhibit
Art 37_Non Conforming_revised_Track Changes	3/22/2017	Exhibit

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**ITEM TITLE:** Article 25 Appropriate Funds to Offset Borrowing Authorization for Acquisition of the CSX Saxonville Branch

**ITEM SUMMARY:**

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**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Advisory of No Action Request for Article 25	3/20/2017	Exhibit



Patrick Hayes <phayes.fincom@natickma.org>

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## Spring 2017 Articles 25 and 26 (CRT)

1 message

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**Joshua Ostroff** <joshua@ostroff.net>

Mon, Mar 20, 2017 at 4:56 PM

To: "phayes.fincom@natickma.org" <phayes.fincom@natickma.org>

Cc: "James (Jamie) Errickson (jerrickson@natickma.org)" <jerrickson@natickma.org>, Martha White <mwhite@natickma.org>

Patrick,

Following discussions with Martha and Jamie, please accept this email as a request for No Action on Articles 25 and 26.

Articles 25 and 26 were placed on the Spring Town Meeting warrant in order to appropriate anticipated funds for design and development of the Cochituate Rail Trail, and to repay in part the recent borrowing for the acquisition of the Saxonville Branch.

Because these funds are not yet in hand, No Action is requested. Should the Town receive funds in time for Town Meeting consideration, we will work with the Finance Committee to schedule a hearing. It would be advantageous for the Town to have funds available for the purposes of Articles 25 and 26, which is why they are on the warrant.

The Cochituate Rail Trail Advisory Committee will be providing an update to Town Meeting, which will provide detailed information on the status of this project. Articles 25/26 and the CRT Committee report under Article 2 are all scheduled for Thursday, March 23 and Jamie and I will be glad to answer questions at that time, or before if that is helpful.

Thanks,

Josh



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**ITEM TITLE:** Article 26 - Appropriate Funds for Design and Development of the Cochituate Rail Trail

**ITEM SUMMARY:**

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**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Advisory Letter on Sponsor seeking No Action on Article 26	3/20/2017	Exhibit



Patrick Hayes <phayes.fincom@natickma.org>

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## Spring 2017 Articles 25 and 26 (CRT)

1 message

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To: "phayes.fincom@natickma.org" <phayes.fincom@natickma.org>

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Thanks,

Josh

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**ITEM TITLE:** Article #2 Committee Report- Cochituate Rail Trail Committee  
**ITEM SUMMARY:**

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**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Cochituate Rail Trail Committee -Report to Town Meeting	3/20/2017	Exhibit
CRT Project Accounting and Budget as of March 18 2017	3/20/2017	Exhibit

**Spring 2017 Article 2 (Committee Article)**  
**Cochituate Rail Trail Advisory Committee**  
**Report Outline for Finance Committee 3/23/2017**

**1. Broad overview of the project**

**2. Acquisition of Saxonville Branch and Wonderbread Spur**

- In December 2016, the Town completed the acquisition of the Saxonville Branch, and the taking of the Wonderbread Spur at no cost.
- As part of the Saxonville Branch acquisition, CSX may elect to receive a sponsorship of a series of signs depicting the industrial history of the corridor, curated by the Natick Historical Society. That proposal is under development.

**3. The MassDOT 25% Design Public Hearing** was conducted on January 11, 2017. Several comments and questions were received at, prior to and subsequent to the hearing.

- Comments were received concerning the lack of access to Route 9 and the need for a sidewalk along the south side of Route 9 to the west;
- Several residents of West Natick submitted requests for connectivity to the trail along Route 9; this is subject to a separate MassDOT project proposal;
- About the reducing the vertical profile of Route 30 at the future bridge;
- Questions and concerns about grading alongside the trail;
- A request for an a deceleration lane on Route 9 westbound for the property just to the west of the Route 9 bridge;
- About cost overruns and how they would be accounted for;
- About working with the AMVETS to address their concerns as an abutter;
- About potential contaminants in the soil and hazards during construction;
- About the potential for use of the CRT for public transportation;
- About connectivity to the future MBTA station;
- About parking;
- About the need for mileage markers for public safety during the interim opening stage;
- About the need for public art on the trail;
- About whether the Loker Street Bridge will be reopened;
- About the need for a survey to clarify property lines;
- About whether the Town will pay fences for privacy;
- About the trail surface;

- DCR has requested connectivity to a new State Park entrance, and fences for safety at various locations along the trail;

#### **4. Changes to Route 9 bridge design**

- Based on the inadequate sidewalks along Route 9, MassDOT, with the support of the Town, proposes to completely replace the Route 9 bridge rather than replace only the bridge structure and retain the abutments. The additional cost of \$1.5 million (THIS IS AN ESTIMATE) is supported by MassDOT and will be voted by the Boston MPO. This cost is funded by the federal and state government.

#### **5. Potential Route 9 path**

- Related to this matter, MassDOT has proposed a new path along the south side of Route 9 to connect to the residential neighborhoods in West Natick. This project is now under consideration by the Transportation Advisory Committee, who will be meeting with abutters and MassDOT.

#### **6. Outreach to abutters**

- The CRT Advisory Committee is holding meetings with abutters to review design, solicit input and propose changes as required.
- An initial meeting was held at the Amvets; future meetings may include
  - Bacon/Loker Street/2<sup>nd</sup> Street and Fisher Street area;
  - Washington Ave/Lake Street/Natick Modera
  - Natick Soldier Systems Center
  - Natick Mall; Natick Avalon and Natick Cloverleaf
  - MathWorks and other commercial abutters
  - Natick Center

#### **7. Design timetable**

- BETA proposes to complete 75% design in late 2017, which will incorporate abutter discussions; and to complete the final design in early 2018. The design will be published and discussed at public meetings and at [natickma.gov/crt](http://natickma.gov/crt).

#### **8. Easements**

- Various temporary and permanent easements will be needed to construct and maintain the CRT. Because this is a project funded with federal dollars, there is a very specific process by which these easements are to be negotiated; those are direct negotiations with the abutters.

#### **9. Friends and fundraising**

- The Friends of Natick Trails are developing a fundraising menu of offerings. By agreement with the Town, funds may be applied to the acquisition of land by the Town.

- In order to offer naming rights to bridges across Route 9 and Route 30, the participation of MassDOT is necessary; the Town(s) may also require special legislation; these discussions continue.

## **10. Interim Use**

- Because the Saxonville Branch was acquired in part using funds intended for the purchase of open space, the Open Space Public Benefit Amenity Bylaw is triggered, which requires that the public have access to the land. The BOS, Safety Committee and CRT Advisory Committee have all approved interim use, subject to certain conditions including a dawn to dusk access; no motorized vehicles; installation of mile markers; no disturbance of the soil; pets must be kept on leash.
- Following an engineering evaluation of the Route 9 bridge, temporary decking and fencing will be installed to ensure that this can be safely used for the 2 years before it is replaced.
- Gates are being installed at various locations.
- Security fences around Camp Arrowhead are anticipated, with funding source(s) to be determined.
- The Town and the MBTA have agreed to restrict public access to the section of the CRT between the MBTA Station and Willow Street, and to provide the MBTA and its subcontractors vehicular access from Mechanic Street south in order to service the station, drainage systems, and for purposes related to the pending redesign of the station. Gates have been installed and Town public safety and DPW will have access.

## **11. Budget summary**

- This summary is pending revisions based on an updated final design contract with BETA; construction cost increases; other miscellaneous expenses. These costs are based on a February project budget, which will be revised in the coming weeks. The most significant cost increase will be ~\$1.5 million for a full replacement of the Route 9 bridge, to be funded through federal and state budgets with the support of MassDOT.
- As of February, the total project budget was estimated at \$15.25 million, including \$6.45 million for acquisition of land, \$1.01 million for design and due diligence, \$7.8 million for construction; at this time we anticipate a request for appropriation to complete design and interim use improvements in the range of \$135,000, with the preference to appropriate these funds from grants or gifts.

**Cochituate Rail Trail expenditures and appropriations**

3/18/17

**A. Design and due diligence**

**Prior Appropriations**

		<b>Year</b>	<b>comment</b>
December 2006 STM	\$107,250.00	2006	Mall mitigation
Spring 2007 ATM	\$30,000.00	2007	Mall mitigation
Spring 2011 ATM	\$362,750.00	2011	Mall mitigation
Spring 2013 Spring TM	\$25,000.00	2013	Avalon Natick mitigation
Fall 2014 ATM	\$300,000.00	2014	Mall mitigation (\$100,000); 40R incentive (\$200,000)
2016 Special Town Meeting #2	\$50,000.00	2016	MathWorks mitigation
<b>Total</b>	<b>\$875,000.00</b>		

**Suggested appropriations**

2017 Spring +/- Fall Town Meeting	\$135,395.78	2017	Mitigation or other sources; final design, construction oversight and contingency
<b>Total appropriations</b>	<b>\$135,395.78</b>		

**Expenditures to date**

Events and misc	\$681.98	2008	
Title research	\$7,245.50	2008	
Security	\$3,587.05	2008	
Appraisal #1	\$10,450.00	2009	
Environmental	\$4,200.00	2009	
Appraisal #2	\$4,300.00	2010	
FST Conceptual design	\$30,000.00	2011	
Appraisal #3	\$4,950.00	2013	Jointly funded with CSX
Bronner Group	\$45,480.00	2012	Combined transit/trail analysis
BETA Group survey	\$75,000.00	2013	
BETA Group wetlands	\$11,000.00	2013	
BETA 25% Design	\$186,323.18	2014	
BETA Rt 30 Bridge type/geotech	\$58,702.50	2014	
BETA 75% design - expended	\$42,220.00	2015-16	Email 1/11/17; update
Stantec Phase 1 Environmental	\$30,296.00	2016	
Stantec Supplemental Environmental	\$16,364.57	2016	additional testing, meeting attendance and prep
Metes & Bounds Survey	\$14,600.00	2016	Review with BETA
Appraisal #4	\$8,400.00	2016	
BETA Route 30 25% design	\$30,180.00	2016-17	
BETA Direct Expenses	\$1,900.00	2016-17	
BETA Route 9 Bridge Design	\$0.00	2016-2017	Funded by MassDOT
<b>Total expended to date</b>	<b>\$585,880.78</b>		

**Pending expenditures**

Route 9 bridge interim access	\$22,500.00	2017	engineering and materials; estimated
Additional gates	\$13,200.00	2017	replace/install gates; estimated
Camp Arrowhead security		2017	TBD
BETA 75% design - pending	\$88,430.00	2016-17	Review with BETA
BETA Route 30 final bridge design	\$134,670.00	2017-18	
BETA PS&E	\$11,080.00	2017-18	
BETA Right of Way	\$12,925.00	2017-18	
BETA Direct Expenses	\$17,150.00	2017-18	less survey and expended to date
BETA 100% Design budget	\$29,770.00	2017-18	
BETA Construction oversight	\$44,790.00	2018-19	
Proposed contingency	\$50,000.00	2017-19	recommended contingency
<b>Total pending</b>	<b>\$424,515.00</b>		

**Total expenditures**

**\$1,010,395.78**

**B. Acquisition costs and funding sources**

Saxonville Acquisition	\$6,071,000.00	2016	Purchase pursuant to railbanking
Wonderbread Acquisition	\$0.00	2016	Taking; no acquisition cost
Easements	\$0.00	2017-18	Temporary and permanent easements
<b>Total ROW</b>	<b>\$6,071,000.00</b>		
FAR Bonus Stabilization Fund	\$3,100,000.00	2016	2016 Special TM #2 Article 3
Borrowing	\$2,960,000.00	2016	2016 Special TM #2 Article 3
Gifts	\$11,000.00	2016	Received by BOS
<b>Total ROW</b>	<b>\$6,071,000.00</b>		
11 Mechanic Street	\$375,000.00	2007	Acquired with Conservation Fund 2007; General Fund a/o 2015
<b>Total of all land acquisition</b>	<b>\$6,446,000.00</b>		

**C. Construction (MassDOT #607732)**

Federal Funds	\$6,238,368.00		2017-2021 TIP; pending amendment for Route 9 full bridge replacement
State Funds	\$1,559,592.00		2017-2021 TIP; pending amendment for Route 9 full bridge replacement
<b>Total</b>	<b>\$7,797,960.00</b>	FFY 2018	

<b>Project total</b>	<b>\$15,254,355.78</b>
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**ITEM TITLE:** Article 6 - FY 2017 Omnibus Article

**ITEM SUMMARY:**

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**ITEM TITLE:** Article #7 - FY 2018 Omnibus Article - All Motions

**ITEM SUMMARY:**

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**ITEM TITLE:** Finance Committee Recommendation Book  
**ITEM SUMMARY:**

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