

BOARD OF SELECTMEN  
Edward H. Dlott Meeting Room  
AGENDA  
September 6, 2018  
6:00 PM

Open Session Begins at 7:45 PM

EXECUTIVE SESSION

To discuss strategy with respect to litigation or collective bargaining where discussion in open session could be detrimental to the Town's position:

- a. Opioid Litigation (MOLA)
- b. NPOA v. JLMC and Town of Natick, 1884 CV 02333
- c. Natick Patrol Officers' Association

To consider the purchase, exchange, lease, license, or value of real property where discussion in an open meeting may have a detrimental effect on the Town's negotiating position

- a. Mechanic Street
- b. 5 Auburn Street (Riverbend)
- c. Sawin House
- d. 22 Pleasant Street

To conduct strategy sessions in preparation for negotiations with nonunion personnel

Approve Executive Session Meeting Minutes

APPOINTMENTS

1. Appoint Attorney Thomas A. Mackie as Special Counsel to Assist with 22 Pleasant Street Negotiations
2. Appoint Jonathan Kitchen, PG, LSP, of Civil & Environmental Consultants, Inc. to Assist with 22 Pleasant Street Negotiations

ANNOUNCEMENTS

3. Grand Opening of Ellenbogen Assistive Technology Center at the Community-Senior Center
4. Bulky Waste Collection Day for Residents 60 and Older

CITIZENS' CONCERNS

REQUESTED ACTION

5. Subway Restaurant: Application for a Common Victualer's License

6. Dates and Olives: Application for Common Victualer's License
7. Shahreen Quazi: Interview for Appointment to the Cultural Council with Term Ending 6/30/2021.
8. Wanderlust Content, Inc.: Request to Film Commercial on Chester, Sheridan, & Avon Streets and Lincoln Street Extension
9. Police Chief
  - a. Appoint two permanent full-time police officers
    - Brendan Marlow
    - Katelyn Pfeifer
  - b. Approve lateral transfer of Officer Christopher DiModica
10. Pay As You Throw Program Assistance: Amend and Renew Town of Natick/Natick Service Council MOU
11. Affirm MathWorks Lakeside Campus Address Change

#### DISCUSSION AND DECISION

12. 2018 Fall Annual Town Meeting Articles
13. 2018 Special Town Meeting No. 2 Warrant Articles

#### SELECTMEN SUBCOMMITTEE/LIAISON UPDATES

#### CONSENT AGENDA

14. Confirm Town Administrator's Re-Appointment of Lori Zalt to the Commission on Disability
15. Approve Appointment to the Zoning Board of Appeals: Geoff Lewis  
Term Expires May 1, 2020
16. Sign Proclamation for Diaper Need Awareness Week
17. Approve Request for Extension to Occupy a Public Way - Original Contracting 9/4-10/30/18
18. Approve Family Promise 2019 Walk to End Homelessness 4/6/19
19. Approve Block Party Request: Jefferson Street 9/15/18
20. Approve Block Party Request: Lois Street 9/29/18 (RD: 10/6/18)
21. Approve Block Party Request: Franconia Ave 10/13/18 (RD: 10/14/18)
22. Approve Acceptance of Recreation & Parks Donation from Wegman's
23. Weekly Warrant Review 8/28/18 & 9/1/18

24. Approve Meeting Minutes

TOWN ADMINISTRATOR NOTES

SELECTMEN'S CONCERNS

CORRESPONDENCE

Correspondence

Next Meeting Dates: 9/17, 10/1, 10/15

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**ITEM TITLE:** Appoint Attorney Thomas A. Mackie as Special Counsel to Assist with 22 Pleasant Street Negotiations

**ITEM SUMMARY:**

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**ITEM TITLE:** Appoint Jonathan Kitchen, PG, LSP, of Civil & Environmental Consultants, Inc. to Assist with 22 Pleasant Street Negotiations

**ITEM SUMMARY:**

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**ITEM TITLE:** Grand Opening of Ellenbogen Assistive Technology Center at the  
Community-Senior Center

**ITEM SUMMARY:**

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**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Invitation/Announcement	9/1/2018	Cover Memo



Patricia O'Neil <poneil@natickma.org>

## Assistive Technology Center @ Natick Community--Senior Center

1 message

**David Brown** <dbrown@mabcommunity.org>  
To: "selectmen@natickma.org" <selectmen@natickma.org>

Wed, Aug 22, 2018 at 3:28 PM

Good Afternoon Board of Selectmen's Office,

Print invitations are in the mail—but we wanted to make sure this is on your calendar.

Get Connected  
To  
CONFIDENCE  
We Make IT Happen

**ELLENBOGEN**  
Assistive Technology Center

You're Invited to the Grand OPENING  
Natick Community—Senior Center  
September 28, 2018

MASSACHUSETTS ASSOCIATION  
for the  
**Blind and Visually Impaired**  
CONFIDENT LIVING WITH VISION LOSS

**V·I·B·R·A·N·T**  
Visually Impaired Blind Recipients Accessing New Technologies

MCB Natick Community Senior Center M Executive Office of Elder Affairs

Join us as we celebrate the opening of

### **The Ellenbogen Assistive Technology Center**

#### **When:**

September 28, 2018

3:00 PM - 5:00 PM

#### **Where:**

**Natick Community -- Senior Center**

[117 East Central Street](#)

[Natick, MA 01760](#)

**Admission is FREE**

**RSVP today:**

617-972-9100

[www.tinyurl.com/NatickAT](http://www.tinyurl.com/NatickAT)

**David W. Brown**

**Chief Advancement Officer**



**The Massachusetts Association for the Blind & Visually Impaired**

**MAB Adult Disability Services**

**The Ivy Street School**

[dbrown@mabcommunity.org](mailto:dbrown@mabcommunity.org)

(617) 732-0241 *(tel)*

(617) 281-5411 *(cfl)*

200 Ivy Street

Brookline, MA 02446

[www.mabcommunity.org](http://www.mabcommunity.org)



@davidwinbrown



image001.jpg  
128K



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**ITEM TITLE:** Bulky Waste Collection Day for Residents 60 and Older  
**ITEM SUMMARY:**

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**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Info	9/5/2018	Cover Memo

The Natick Council on Aging and the Natick Human Services Division is partnering with the Department of Public Works to hold a **BULKY WASTE COLLECTION DAY** on Saturday, October 20, 2018. There will be fifty (50) available slots for Natick residents that are age sixty (60) and older who may have difficulty paying the current bulky waste collection fees. For residents that sign up and are selected to participate in this program, bulky waste will be collected at no charge.

Some of the items that may be collected as part of the Bulky Waste Collection Day include:

- Air Conditioners
- Computer Monitors
- Dehumidifiers
- Snow Blowers
- Storm Doors
- Windows
- Light Furniture
- Toys
- Microwaves
- Bikes
- Gas Grills
- Tools
- Exercise equipment

Please refer to the Public Works website for a complete list of acceptable bulky waste items.

<http://www.natickma.gov/292/Bulk-Trash-Pickup>

Participants will need to have all items placed at the curb by Friday, October 19<sup>th</sup>. There will be a limited amount of volunteers available to assist those participants that need help getting items to the curb.

**Please call Teri Checket or Debra Budd at (508)647-6542 for more information and to sign up for this program.** You will be asked to provide a list of your items.

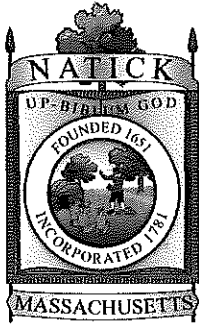
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**ITEM TITLE:** Subway Restaurant: Application for a Common Victualer's License  
**ITEM SUMMARY:**

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**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Application & Police Approval	9/5/2018	Cover Memo



<b>Office Use Only:</b>		
Date Pmt Rec'd: <u>8/22</u>	Fee Paid: \$ <u>75</u>	Check No: <u>102</u>
Police Department approval issued	<input type="checkbox"/>	Notes: _____
Meets applicable zoning bylaws	<input type="checkbox"/>	_____
Certificate of Occupancy issued	<input type="checkbox"/>	_____
Board of Health Permits issued	<input type="checkbox"/>	_____
Board of Selectmen Decision Date _____		
Approved <input type="checkbox"/> Denied <input type="checkbox"/>		

## TOWN OF NATICK



### COMMON VICTUALER LICENSE APPLICATION

*(Type or print clearly; illegible applications will not be accepted)*

For Calendar Year: 2018 Date Submitted: 8/16/2018 Fee: \$75.00

☒ **New**

☐ **Renewal**

The undersigned hereby applies for a Common Victualer License in accordance with the provisions of the Statutes relating thereto:

☒ **Common Victualer License Only**

☐ **Common Victualer with Liquor License**

Name of Person, Firm, or Corporation Making Application:

Sun International Trading LLC

Name of Establishment (d/b/a) Subway Restaurant

Address of Establishment 251 W. Central Street, Natick, MA 01076

Mailing address *(if different from establishment)* \_\_\_\_\_

Contact Person (to whom **ALL** licensing information will be sent, *including renewal notice and license*)

Sean Sun

Email Address ssun@coatedsteelcoil.com Phone 7816907310

Manager of Establishment Sean Sun

Email Address ssun@coatedsteelcoil.com Phone 7816907310

If Business is a Corporation, Corporate Name and Officers \_\_\_\_\_

Sun International Trading LLC, Xiaoyu Sun

If Business is an LLC, List of Members Xiaoyu Sun and Juan Xie

Establishment's Days and Hours of Operation Monday - Sunday 9am - 9pm  
Number of Staff 4 Number of Seats 33  
Has a Certificate of Occupancy been issued? Yes If not, expected date of issuance \_\_\_\_\_  
Have Board of Health Permits been issued ? No If not, expected date of issuance 8/29/2018

**Additional Information Requested by the Town of Natick Police Department for Background Check:**

Applicant's Social Security Number or Employee I.D. Number [REDACTED]  
Date of Birth 8/13/1979

I, the Undersigned, state that the information provided in this application, and associated attachments, is true and accurate to the best of my knowledge.

**Tax Attestation:** Furthermore, Pursuant to MGL Ch. 62C, Sec 49A, I certify under the penalties of perjury that I, to the best of my knowledge and belief, have filed all state tax returns and paid all state taxes required under law.

Signature of Applicant [Signature] Date 8/22/2018  
By Corporate Officer [Signature] Date 8/22/2018  
(If applicable)

Please print and submit completed application and all required supporting materials as listed below to the Board of Selectmen's Office (508-647-6410), Natick Town Hall, 13 East Central Street, Natick, MA 01760. See additional important licensing information on the Town website at [natickma.gov](http://natickma.gov): click on Government, then on Board of Selectmen, then on Grants, Licenses & Permits. Contact the Community & Economic Development Office (508-647-6450) and the Board of Health (508-647-6460), both located on the second floor of Town Hall, and the Town Clerk's Office (508-647-6430), located on the first floor of Town Hall, regarding any other zoning regulations, building requirements, permits, etc. pertaining to your application for a common victualer's license. A common victualer's license, if approved, will be issued only if all zoning regulations are met and a Certificate of Occupancy and Board of Health permits are issued.

**Required documents:**

- ✓ 1. Proof of Workers Compensation Insurance (If applicable)
- ✓ 2. Workers' Compensation Insurance Affidavit
- ✓ 3. Set of floor plans and site plan\*\*\* (If renewing a license and changes have been made to the premises in the previous 12 months, a revised set of floor plans and site plan must be submitted)
- ✓ 4. List of equipment and estimated cost\*\*\*
- ✓ 5. Copy of Bill of Sale or Lease Agreement\*\*\*
- 6. If a Corporation, a copy of Articles of Organization; if an LLC, a copy of the Membership Agreement and list of members\*\*\*
- ✓ 7. \$75.00 Application fee (checks made payable to the Town of Natick)

\*\*\* New Applicants Only (see exception for item #3)



*The Commonwealth of Massachusetts*  
*Department of Industrial Accidents*  
*1 Congress Street, Suite 100*  
*Boston, MA 02114-2017*  
*www.mass.gov/dia*

**Workers' Compensation Insurance Affidavit: General Businesses.**  
**TO BE FILED WITH THE PERMITTING AUTHORITY.**

**Applicant Information**

**Please Print Legibly**

Business/Organization Name: Sun International Trading LLC

Address: 251 W. Central Street

City/State/Zip: Natick, MA 01760

Phone #: 7816907310

**Are you an employer? Check the appropriate box:**

1. ☒ I am an employer with 4 employees (full and/or part-time).\*
2. ☐ I am a sole proprietor or partnership and have no employees working for me in any capacity.  
[No workers' comp. insurance required]
3. ☐ We are a corporation and its officers have exercised their right of exemption per c. 152, §1(4), and we have no employees. [No workers' comp. insurance required]\*\*
4. ☐ We are a non-profit organization, staffed by volunteers, with no employees. [No workers' comp. insurance req.]

**Business Type (required):**

5. ☐ Retail
6. ☒ Restaurant/Bar/Eating Establishment
7. ☐ Office and/or Sales (incl. real estate, auto, etc.)
8. ☐ Non-profit
9. ☐ Entertainment
10. ☐ Manufacturing
11. ☐ Health Care
12. ☐ Other \_\_\_\_\_

\*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.

\*\*If the corporate officers have exempted themselves, but the corporation has other employees, a workers' compensation policy is required and such an organization should check box #1.

***I am an employer that is providing workers' compensation insurance for my employees. Below is the policy information.***

Insurance Company Name: Liberty Mutual Insurance Company

Insurer's Address: 175 Berkeley Street

City/State/Zip: Boston, MA 02116

Policy # or Self-ins. Lic. # XWA59083828 Expiration Date: 8/28/2019

**Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date).**

Failure to secure coverage as required under Section 25A of MGL c. 152 can lead to the imposition of criminal penalties of a fine up to \$1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to \$250.00 a day against the violator. Be advised that a copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

***I do hereby certify, under the pains and penalties of perjury that the information provided above is true and correct.***

Signature: [Signature]

Date: 8/21/2018

Phone #: 781 690 7310

***Official use only. Do not write in this area, to be completed by city or town official.***

City or Town: \_\_\_\_\_ Permit/License # \_\_\_\_\_

Issuing Authority (circle one):

1. Board of Health 2. Building Department 3. City/Town Clerk 4. Licensing Board 5. Selectmen's Office  
6. Other \_\_\_\_\_

Contact Person: \_\_\_\_\_ Phone #: \_\_\_\_\_



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
08/21/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> L H Brenner Inc (Subway) 1412 Whalley Avenue  New Haven CT 06515-1131		<b>CONTACT NAME:</b> Kristin Matika <b>PHONE (A/C, No, Ext):</b> (800) 487-2443 <b>FAX (A/C, No):</b> (800) 894-1758 <b>E-MAIL ADDRESS:</b> kmatika@lhbrennerins.com	
<b>INSURED</b>  Sun International Trading LLC dba Subway 11444 251 W Central St Natick MA 02760		<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> Ohio Security Insurance Company <b>INSURER B:</b> American Fire and Casualty Company <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>	
		<b>NAIC #</b> 24082 24066	

## COVERAGES

CERTIFICATE NUMBER: Master 18-19

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR			BZS59083828	08/29/2018	08/29/2019	EACH OCCURRENCE \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC		DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 2,000,000				
	OTHER:		MED EXP (Any one person) \$ 15,000				
			PERSONAL & ADV INJURY \$ 2,000,000				
A	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY			BZS59083828	08/29/2018	08/29/2019	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000
			BODILY INJURY (Per person) \$				
			BODILY INJURY (Per accident) \$				
			PROPERTY DAMAGE (Per accident) \$				
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB	<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE					EACH OCCURRENCE \$
	DED RETENTION \$						AGGREGATE \$
							\$
							\$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/>	N/A	XWA59083828	08/29/2018	08/29/2019	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER
			E.L. EACH ACCIDENT \$ 100,000				
			E.L. DISEASE - EA EMPLOYEE \$ 100,000				
			E.L. DISEASE - POLICY LIMIT \$ 500,000				
A	251 W Central Street Natick, MA			BZS59083828	08/29/2018	08/29/2019	Personal Property Includes Betterments & Improvements \$180,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Additional Insured: DAI, FWH, Subway IP Inc, & SRE  
Additional Insured: Subway Franchise Dev of Boston, LLC/ Church/Hurley/Deso/Jasenski  
Additional Insured: Natick Crossing Corp  
Additional Insured & Loss Payee: TD Bank  
Store 11444

## CERTIFICATE HOLDER

## CANCELLATION

DAI, FWH, Subway IP Inc & SRE 325 Sub Way  Milford CT 06461	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
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© 1988-2015 ACORD CORPORATION. All rights reserved.

# Purchase and Sale Agreement

05/18/2018

1. The Buyer Xiaoyu Sun and Sun International Trading LLC agrees to purchase from the Seller the assets of the business described as follows, including all equipment, fixtures, goodwill, inventory, trademarks, trade names, and other intangible assets and of that business known as: Mitesh J. Patel and Anish & Anjali Corp DBA "Subway Franchise" Located at: 251 West central street, NATICK, MA, 01760
2. The purchase price of \$ 180,000.00 shall be paid as follows:
  - a) \$ 2,000.00 Deposit on the date of signing of this agreement, included in down payment.
  - b) \$ 178,000.00 Balance of the purchase price due at the time of closing in cash or certified check.
  - c) \$ 180,000.00 Total Purchase Price (excluding inventory)
  - d) Purchaser will be responsible to pay the transfer fee \$5,000.00 to transfer franchisee's agreement to purchaser after securing necessary funding from bank. The transfer fee is not included in the selling price. The seller agrees to deliver a cashier's check in the amount of \$5,000.00 to DA's office payable to Subway within 1 day after the seller receives the cashier's check as the payment for transfer fee from purchaser. If the transfer fee is refunded by Subway, the refunded amount shall be returned to the purchaser.
  - e) Seller will reimburse the purchaser \$5,000.00 at the time of closing for prepaid transfer fee to Seller.
  - f) Purchaser will pay to seller security deposit \$3991.50 at the time of closing and the current security deposit will automatically transfer to Purchaser's name.
  - g) The IPC DIVIDAND check for current calendar year 9/1/2017 to 8/31/2018 Shall be adjusted at closing based on last year's amount \$2,866.49 and readjusted when the actual check is paid to the Seller sometime in November 2018 (Seller pays propotional amount to purchaser at closing based on last year number). Purchaser also signs agreement form from IPC to release 9/1/2017 to 8/31/2018 dividend check on seller's name.
  - h) Coca-Cola reimbursement check (semi-yearly) 1/1/2018 to 6/30/2018 shall be adjusted at closing based on last semi-yearly check amount \$916.69 and readjusted when the actual check is paid to the purchaser sometime in August 2018 (Purchaser pays propotional amount to seller at closing based on last semi-yearly check).
3. The closing shall take place at the Office of the Buyer's Lender or its Attorney on or before 12:00 PM on Jun 29 2018, Five (5) days after the Lender has cleared the loan to close and all approvals are in place; whichever is the later date. Closing costs related to purchaser will be paid by purchaser and conversely, any seller closing costs will be paid by seller.
4. The full purchase price does not include inventory roughly \$5,000.00 (dry, frozen and refrigerated products whatever in Reinhart order guide). Purchaser & Seller will conduct an inventory on the day of or prior to the closing. Purchaser is responsible to pay actual amount of inventory to seller at the time of closing.
5. Seller warrants that at the time physical possession is delivered to Purchaser, all equipment will be in working order and that the premises will pass all inspections necessary to conduct such business.
6. The Purchaser and Seller agree to execute all documents necessary to consummate this transaction including where applicable, such documents as are necessary to comply with the Bulk Transfer provisions of the Uniform Commercial Code. And any forms from Buyer's Lender to perfect their loan and complete the Loan.
7. This document with all Lease Documents, the Franchise agreement and Buyer approval and a list of all vendor agreements contains the entire understanding of the parties and there are no oral agreements, understandings or representations relied upon by the parties. Any modifications must be in writing and signed by the parties.
8. The Seller warrants that it has a clear and marketable title to the business being sold.
9. Seller shall deliver to Purchaser a valid lease or assignment of lease for a period until Sept 30th 2027, at a rental of \$2698.76 per month current rent and yearly increase 2.25% ( see lease terms for details). Lease Assignment subject to Lender Approval.
10. The following adjustments and prorations shall be made at closing: utilities, water/sewer bill, real estate tax, CAM charge, internet, phone bill. Prior to signing the Seller will provide a list and monthly or otherwise cost of such bills that are to be adjusted.
11. The parties will work in good faith to execute this agreement and cooperate to secure all approvals to complete the transaction.
12. Purchaser agrees that if he should fail or refuse to complete this transaction after timely acceptance by the seller, ALL NECESSARY BUSINESS & FRANCHISE APPROVALS HAVE ISSUED AND LENDER APPROVAL & CLEAR TO CLOSE, then any funds or deposit with the seller will be forfeited.



**Additional Terms**

1. The Seller represents and warrants that the Business is free and clear of any liens, charges, encumbrances or rights of others which will not be satisfied out of the sales proceeds. If the representations of the Seller are untrue upon the Closing Date, the Purchaser may terminate any future agreement without penalty and any deposits must be refunded.
2. The transaction shall be subject to the Purchaser's satisfactory completion of due diligence. The Seller shall provide following documents for the Purchaser to perform due diligence within 3 days after signing of this agreement: A) prior 3 years tax returns for the Business. B) YTD balance sheet for the Business. C) YTD profit and loss report for the Business. D) Copy of lease agreement. After receiving such documents, the Purchaser will have 7 days to complete the due diligence.
3. The transaction shall be subject to the Purchaser securing financing in an amount necessary to finance the transaction.
4. The transaction shall be subject to the Purchaser securing consent from Subway.
5. The transaction shall be subject to there being no material adverse change to the Business being purchased.
6. Purchaser to obtain lease on terms and conditions of the Franchisor.
7. Purchaser get all licenses and permits necessary to operate the business on or before the closing date.
8. Satisfactory acceptance of fixtures and equipment.
9. Satisfactory acceptance of physical inventory.
10. In case the transaction is terminated due to above mentioned terms, the Seller shall refund the deposit in full amount to the Purchaser.
11. Seller agrees to provide training to purchaser, at no additional charge, for 2 weeks after the closing.
12. Seller agrees to execute a non-compete agreement for 5 years with a 5 mile radius excluding businesses owned by the seller at the time of closing.

PURCHASER AND SELLER INDIVIDUALLY ACKNOWLEDGE RECEIPT OF A COPY OF THIS AGREEMENT

THIS IS A LEGALLY BINDING DOCUMENT. READ IT CAREFULLY. IF YOU DO NOT UNDERSTAND IT, CONSULT AN ATTORNEY.

PURCHASER hereby agrees to buy on the terms set forth above.

Dated: 5/18/2018

PURCHASER: Xiaoyu Sun and Sun International Trading LLC

PURCHASER SIGNATURE: [Signature]

AUTHORIZED INDIVIDUAL SIGNATURE: [Signature]

Address: 12 Willow Street,

City: Dover State: MA Zip: 02030

Phone: 408-250-7852

The Seller agrees to sell on the terms set forth above.

Dated: 5/18/2018

SELLER: Mitesh J Patel and Anish & Anjali Corp DBA Subway #11444

SELLER SIGNATURE: [Signature]

AUTHORIZED INDIVIDUAL SIGNATURE: [Signature]

Address: 1 Chipper Drive

City: South Grafton State: MA Zip: 01560

Phone 508-353-9093

## AMENDMENT TO Purchase and Sale Agreement

The following amendments are hereby made to the attached Purchase and Sale Agreement,  
Dated on 5/18/2018 between buyer Xiaoyu Sun and Sun international Trading LLC and Seller  
Mitesh J. Patel and Anish & Anjali Corp.

- 1) Both buyer and seller agree item 3 closing date Jun 29<sup>th</sup> 2018  
in original purchase and sale agreement will be extended to  
sept 29<sup>th</sup> or before.
- 2) Seller will be crediting to buyer additional \$3000 against the  
payment due to seller at the time of closing.

All other terms and conditions of purchase and sale agreement  
remain the same.

PURCHASER AND SELLER INDIVIDUALLY ACKNOWLEDGE RECEIPT OF A COPY OF THIS AMENDEMENT

THIS IS A LEGALLY BINDING DOCUMENT. READ IT CAREFULLY. IF YOU DO NOT UNDERSTAND IT, CONSULT AN  
ATTORNEY.

Receipt of copy of this amendment to purchase and sale is acknowledged

Date: 8/14/2018

Date: 8/14/2018

PURCHASER: Xiaoyu Sun

Signature: 

Sun International Trading LLC

Address: 12 Willow Street,

City: Dover State: MA Zip: 02030

Phone: 408-250-7852

President Name: Xiaoyu Sun

Signature: 

SELLER: Mitesh J Patel

Signature: 

Anish & Anjali Corp DBA Subway #11444

Address: 1 Chipper Drive

City: South Grafton State: MA Zip: 01560

Phone 508-353-9093

President name: Mitesh J Patel

Signature: 

8/22/2018

## **Equipments**

Subway Restaurant

251 W. Central Street, Natick MA 01760

<b>Quantity</b>	<b>Equipment</b>	<b>Value</b>
1	Walk in Refrigerator	\$1,082
1	Walk in Freezer	\$1,082
1	Bread Oven	\$1,049
2	Microwaves	\$400
1	Sandvich Unit	\$1,166
4	Cabinet	\$1,082
1	Cash Register	\$1,948
1	Bay Sink	\$266
1	Bread Cabinet	\$162
1	Bread Retarder	\$150
3	Omelette Maker	\$433
1	Coffee Machine	\$100
16	Table and Chairs	\$833
1	Plastic Food Bin	\$533
1	Soup Machine	\$150
1	Ice Machine	\$999
<b>Total</b>		<b>\$11,434</b>

## AMENDMENT TO LEASE

THIS AGREEMENT is dated for reference purposes the 18th day of April 2016 between:

NATICK CROSSING CORP. ("Landlord")

-and-

SUBWAY REAL ESTATE, LLC, a Delaware limited liability company, as assignee of SUBWAY REAL ESTATE CORP. ("Tenant")

WHEREAS:

Pursuant to a Lease dated June 20, 2002, as amended September 21, 2011, (collectively, the "Lease") between Landlord and Tenant for a 1,525 square foot premises located at:

251 W. Central Street  
Natick, MA 01760


For good and valuable consideration, it is hereby agreed that the Lease shall be amended as follows:

1. The Lease is hereby extended for a period of ten (10) years commencing on October 1, 2017 and expiring on September 30, 2027. The monthly base rent for year one (1) shall be \$2,698.76. The base rent shall increase annually thereafter by (2.25%).
2. Notwithstanding anything herein to the contrary, Landlord may terminate the Lease any time after September 30, 2022, upon giving eighteen (18) months written notice.
3. Landlord's address for notice is:  
182 West Central Street Suite 303  
Natick, MA 01760  
[lfranchi@franchimanagement.com](mailto:lfranchi@franchimanagement.com)
4. The parties acknowledge that no defaults exist by either of the parties in the performance of the terms, covenants, and conditions of the Lease. Tenant and Landlord hereby agree that all financial obligations of either party have been charged and paid in accordance with the Lease.
5. This amendment may be executed in counterparts, each of which shall be an original and all of which counterparts taken together shall constitute one and the same agreement. Execution of this amendment by electronic means including transmission via facsimile or portable document format (PDF) shall be valid and given equal force and effect as ink signatures.

All other terms and conditions shall remain the same. In witness whereof, the parties hereto have executed this Amendment to Lease.

LANDLORD: NATICK CROSSING CORP.

By:

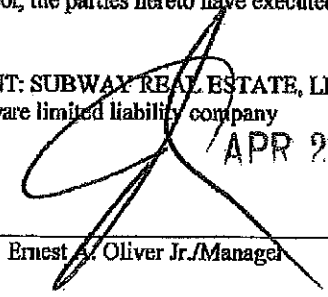


Louis Franchi/VP of Operations

4/19/16

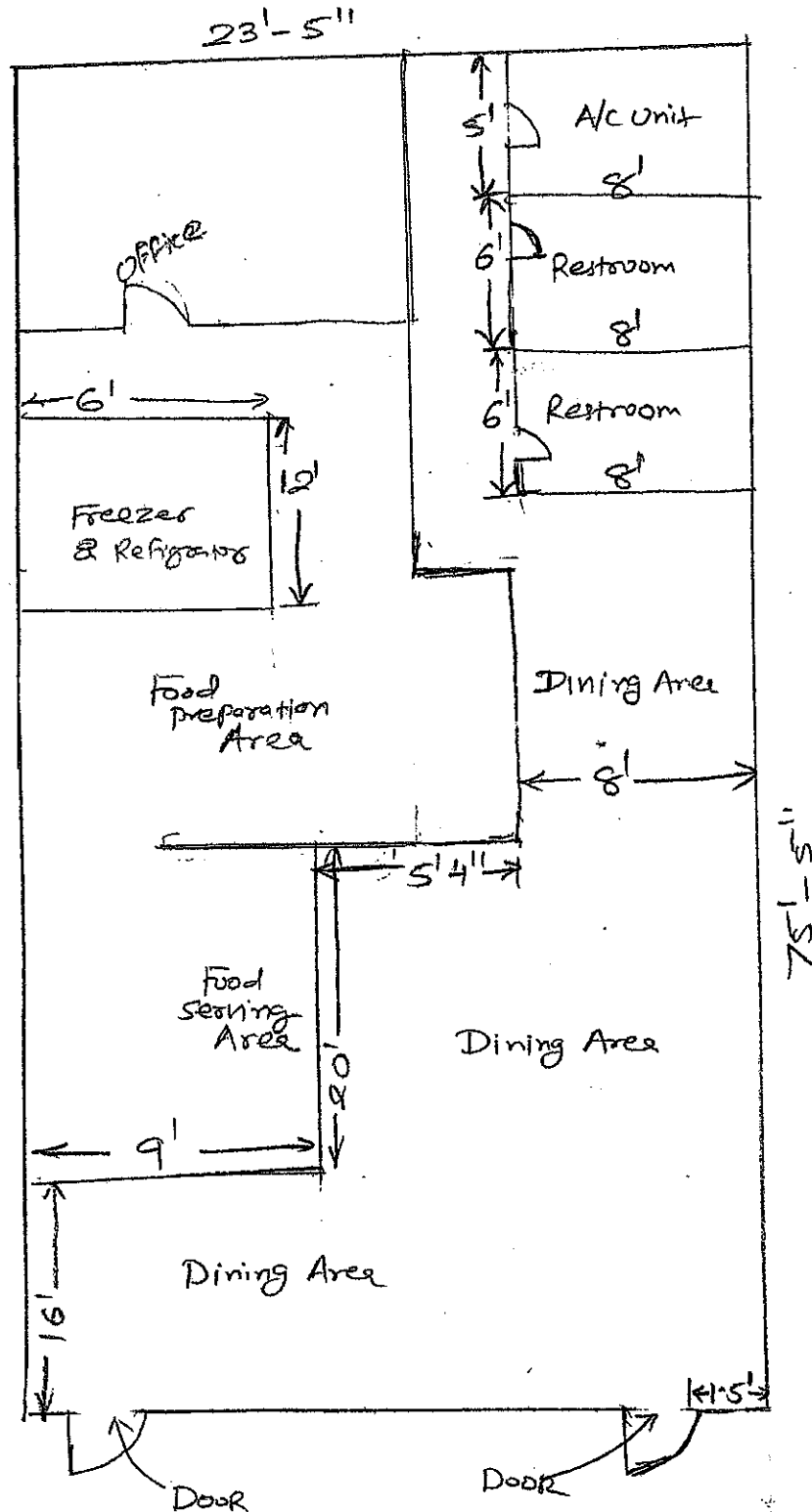
TENANT: SUBWAY REAL ESTATE, LLC.  
a Delaware limited liability company

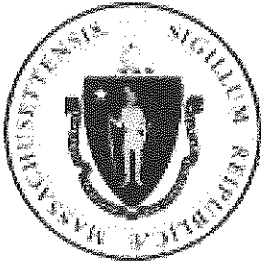
By:

  
Ernest A. Oliver Jr./Manager

APR 20 2016

Subway  
251 W Central St Suite #9  
Natick MA 01760  
FLOOR PLAN  
(1768 sq. ft.)





**The Commonwealth of Massachusetts**  
**William Francis Galvin**

Minimum Fee: \$500.00

Secretary of the Commonwealth, Corporations Division  
 One Ashburton Place, 17th floor  
 Boston, MA 02108-1512  
 Telephone: (617) 727-9640

**Certificate of Organization**

(General Laws, Chapter )

Identification Number: 001249029

1. The exact name of the limited liability company is: SUN INTERNATIONAL TRADING LLC

2a. Location of its principal office:

No. and Street: 12 WILLOW STREET  
 City or Town: DOVER State: MA Zip: 02030 Country: USA

2b. Street address of the office in the Commonwealth at which the records will be maintained:

No. and Street: 12 WILLOW STREET  
12 WILLOW STREET  
 City or Town: DOVER State: MA Zip: 02030 Country: USA

3. The general character of business, and if the limited liability company is organized to render professional service, the service to be rendered:

THE COMPANY WILL BE ENGAGED IN IMPORTING AND SELLING GALVANIZED STEEL PRODUCTS IN THE USA.

4. The latest date of dissolution, if specified:

5. Name and address of the Resident Agent:

Name: XIAOYU SUN  
 No. and Street: 12 WILLOW STREET  
 City or Town: DOVER State: MA Zip: 02030 Country: USA

I, XIAOYU SUN resident agent of the above limited liability company, consent to my appointment as the resident agent of the above limited liability company pursuant to G. L. Chapter 156C Section 12.

6. The name and business address of each manager, if any:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
MANAGER	XIAOYU SUN	12 WILLOW STREET DOVER, MA 02030 US
MANAGER	LUCY XIE	12 WILLOW STREET DOVER, MA 02030 USA

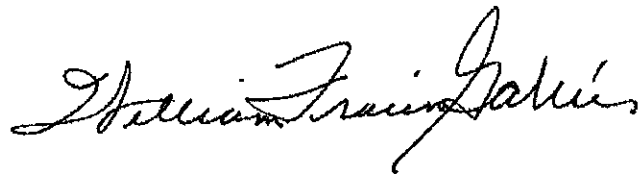
7. The name and business address of the person(s) in addition to the manager(s), authorized to execute documents to be filed with the Corporations Division, and at least one person shall be named if there are no

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
<b>8. The name and business address of the person(s) authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property:</b>		
REAL PROPERTY	XIAOYU SUN	12 WILLOW STREET DOVER, MA 02030 USA
<b>9. Additional matters:</b>		
<b>SIGNED UNDER THE PENALTIES OF PERJURY, this 21 Day of November, 2016,</b> <u>XIAOYU SUN</u> <i>(The certificate must be signed by the person forming the LLC.)</i>		
© 2001 - 2016 Commonwealth of Massachusetts All Rights Reserved		

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are deemed to have been filed with me on:

November 21, 2016 09:57 PM

A handwritten signature in black ink, reading "William Francis Galvin". The signature is written in a cursive, flowing style with a large initial 'W' and 'G'.

WILLIAM FRANCIS GALVIN

*Secretary of the Commonwealth*



CALIFORNIA DRIVER LICENSE



DL [REDACTED]

EXP 03/22/2022

CLASS C  
END NONE

LN XIE

FN JUAN

63 BASSETT ST  
SAN JOSE, CA 95110

DOB 03/22/1979

RESTR NONE



03221979

*[Signature]*

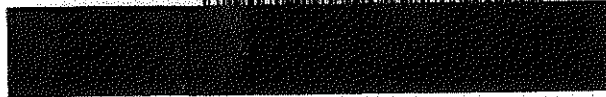
SEX F HMR BLK EYES BRN

HGT 5-01 WGT 110 LB

DD 04/17/2008 1678/08FO22

ISS 02/22/2017

1700221642849481



CLASS: C - Veh w/CMVR 226000, No MVC  
ENDORSEMENTS: None  
RESTRICTIONS: None



This license is issued as a license to  
drive a motor vehicle; it does not  
establish eligibility for employment,  
voter registration or public benefits.

032279

Rev 04/16/2010

MASSACHUSETTS DRIVER'S LICENSE

04/07/2017 08/13/2021 08/13/1979

SUN  
XIADYU  
12 WILLOW ST  
DOVER MA 02030-2258

SEX M HGT 6'-00"  
DD 04/07/2017 Rev 02/22/2016

08/13/79

371005802  
412330601

www.massrmv.com

MA 02/22/2016

08/13/1979

CLASS

D: Small vehicle less than  
26,001 lbs, except school  
bus.

ENDORSEMENTS -  
NONE

RESTRICTIONS -  
B: Corrective lenses

CHANGE OF ADDRESS. PRINT BELOW. PERMANENT INK



Patricia O'Neil <poneil@natickma.org>

---

## CV

5 messages

---

**Donna Donovan** <ddonovan@natickma.org>  
To: Brian Lauzon <lauzon@natickpolice.com>  
Cc: Patricia O'Neil <poneil@natickma.org>

Wed, Aug 22, 2018 at 4:13 PM

Hi Brian,

Attached is a new CV application.

Thank you.

Donna Donovan  
Senior Executive Assistant  
Town of Natick  
508-647-6410

---

**20180822161444396.pdf**  
564K

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**Brian Lauzon** <lauzon@natickpolice.com>  
To: Patricia O'Neil <poneil@natickma.org>

Thu, Aug 30, 2018 at 5:59 PM

Fyi

----- Forwarded message -----

From: **Brian Lauzon** <lauzon@natickpolice.com>  
Date: Thu, Aug 23, 2018, 1:52 PM  
Subject: Re: CV  
To: Donna Donovan <ddonovan@natickma.org>

Donna,

I have completed a review of Mr. Xiaoyu Sun and would recommend approval to the BOS that they approve his request for a Common Victualer's License for the Subway Restaurant located at [251 West Central Street](#) in Natick.

At this time I do not have enough information to complete the same request for Lucy Xie or Juan Xie. A copy of some form of government identification such as a drivers license or passport would help me complete this.

Respectfully,

Lt. Brian G. Lauzon

On Wed, Aug 22, 2018 at 4:55 PM, Donna Donovan <ddonovan@natickma.org> wrote:  
No rush. The next meeting is not until 9/6. Thanks,

Donna Donovan  
Senior Executive Assistant  
Town of Natick  
508-647-6410

On Wed, Aug 22, 2018 at 4:53 PM, Brian Lauzon <lauzon@natickpolice.com> wrote:  
Ok, I have a meeting at the Labs in the morning, but will try and get to it right after.

On Wed, Aug 22, 2018, 4:52 PM Donna Donovan <ddonovan@natickma.org> wrote:

Yes, just new ownership.

Donna

Donna Donovan  
Senior Executive Assistant  
Town of Natick  
508-647-6410

On Wed, Aug 22, 2018 at 4:39 PM, Brian Lauzon <[lauzon@natickpolice.com](mailto:lauzon@natickpolice.com)> wrote:

I will try and get to it tomorrow afternoon. Is this just a change in owner? They are currently at [251 West Central Street](#).

[Quoted text hidden]

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[Redacted content]

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**Patricia O'Neil** <[poneil@natickma.org](mailto:poneil@natickma.org)>  
To: Brian Lauzon <[lauzon@natickpolice.com](mailto:lauzon@natickpolice.com)>

Sat, Sep 1, 2018 at 12:55 PM

Brian, I've attached both Lucy (Juan) and Sean's (Xiaoyun) licenses.

[Quoted text hidden]

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**2 attachments**

[Redacted content]

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**Brian Lauzon** <[lauzon@natickpolice.com](mailto:lauzon@natickpolice.com)>  
To: Patricia O'Neil <[poneil@natickma.org](mailto:poneil@natickma.org)>

Tue, Sep 4, 2018 at 3:14 PM

Trish,

I have completed my review of both applicants and would recommend that the BOS approve this request for a Common Victualer's license for the Subway restaurant located at [251 West Central Street](#).

Respectfully,

Lt. Brian G. Lauzon

[Quoted text hidden]

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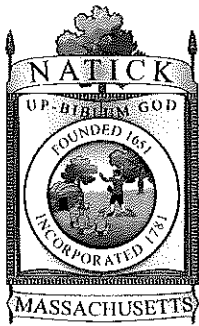
**ITEM TITLE:** Dates and Olives: Application for Common Victualer's License

**ITEM SUMMARY:**

---

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Application	9/5/2018	Cover Memo
Police Recommendation for Approval	9/5/2018	Cover Memo

**Office Use Only:**

Date Pmt Rec'd: \_\_\_\_\_ Fee Paid: \$ \_\_\_\_\_ Check No: \_\_\_\_\_

Police Department approval issued ☐ Notes: \_\_\_\_\_Meets applicable zoning bylaws ☐ \_\_\_\_\_Certificate of Occupancy issued ☐ \_\_\_\_\_Board of Health Permits issued ☐ \_\_\_\_\_

Board of Selectmen Decision Date \_\_\_\_\_

Approved ☐Denied ☐**TOWN OF NATICK****COMMON VICTUALER LICENSE APPLICATION***(Type or print clearly; illegible applications will not be accepted)*For Calendar Year: 2018

Date Submitted: \_\_\_\_\_

Fee: **\$75.00****New****Renewal**

The undersigned hereby applies for a Common Victualer License in accordance with the provisions of the Statutes relating thereto:

**Common Victualer License Only****Common Victualer with Liquor License**

Name of Person, Firm, or Corporation Making Application:

RENITA MENDONCAName of Establishment (d/b/a) DATES AND OLIVESAddress of Establishment 28 MAIN STREET, NATICK, MA 01760Mailing address *(if different from establishment)* \_\_\_\_\_Contact Person (to whom ALL licensing information will be sent, including renewal notice and license)RENITA MENDONCAEmail Address DATESANDOLIVES@GMIAL.CC Phone 4019354045Manager of Establishment RENITA MENDONCAEmail Address DATESANDOLIVES@GMAIL.CC Phone 4019354045

If Business is a Corporation, Corporate Name and Officers \_\_\_\_\_

If Business is an LLC, List of Members RENITA MENDONCA



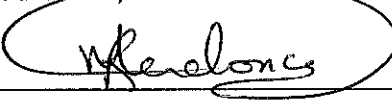
Establishment's Days and Hours of Operation 9 AM TO 9 PM  
Number of Staff 8 Number of Seats 30  
Has a Certificate of Occupancy been issued? NO If not, expected date of issuance SEPT 2018  
Have Board of Health Permits been issued ? NO If not, expected date of issuance SEPT 2018

**Additional Information Requested by the Town of Natick Police Department for Background Check**

Applicant's Social Security Number or Employee I.D. Number [REDACTED]  
Date of Birth 09-02-1977

I, the Undersigned, state that the information provided in this application, and associated attachments, is true and accurate to the best of my knowledge.

**Tax Attestation:** Furthermore, Pursuant to MGL Ch. 62C, Sec 49A, I certify under the penalties of perjury that I, to the best of my knowledge and belief, have filed all state tax returns and paid all state taxes required under law.

Signature of Applicant  Date 9/3/18  
By Corporate Officer \_\_\_\_\_ Date \_\_\_\_\_  
(If applicable)

Please print and submit completed application and all required supporting materials as listed below to the Board of Selectmen's Office (508-647-6410), Natick Town Hall, 13 East Central Street, Natick, MA 01760. See additional important licensing information on the Town website at [natickma.gov](http://natickma.gov): click on Government, then on Board of Selectmen, then on Grants, Licenses & Permits. Contact the Community & Economic Development Office (508-647-6450) and the Board of Health (508-647-6460), both located on the second floor of Town Hall, and the Town Clerk's Office (508-647-6430), located on the first floor of Town Hall, regarding any other zoning regulations, building requirements, permits, etc. pertaining to your application for a common victualer's license. A common victualer's license, if approved, will be issued only if all zoning regulations are met and a Certificate of Occupancy and Board of Health permits are issued.

**Required documents:**

1. Proof of Workers Compensation Insurance (if applicable)
2. Workers' Compensation Insurance Affidavit
3. Set of floor plans and site plan\*\*\* (If renewing a license and changes have been made to the premises in the previous 12 months, a revised set of floor plans and site plan must be submitted)
4. List of equipment and estimated cost\*\*\*
5. Copy of Bill of Sale or Lease Agreement\*\*\*
6. If a Corporation, a copy of Articles of Organization; if an LLC, a copy of the Membership Agreement and list of members\*\*\*
7. \$75.00 Application fee (checks made payable to the Town of Natick)

\*\*\* New Applicants Only (see exception for item #3)



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
08/30/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Leslie Ray Insurance Agency, Inc 129 Dodge Street  Beverly MA 01915		<b>CONTACT NAME:</b> Lauren Goldman <b>PHONE (A/C, No, Ext):</b> (978) 927-2600 <b>FAX (A/C, No):</b> (978) 927-8938 <b>E-MAIL ADDRESS:</b> lauren@leslieray.com	
<b>INSURED</b> Liam Foods LLC, DBA: Seasoned and Spiced DBA Dates and Olives 8 Durant Road Natick MA 01760		<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> Hartford Insurance Company <b>INSURER B:</b> <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>	

**COVERAGES****CERTIFICATE NUMBER:** 2018 COI**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			08SBATM0327	03/01/2018	03/01/2019	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 Hired/borrowed \$ 2,000,000
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/>	N/A				08WECCR8287 11/12/2017 11/12/2018 PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Location: 28 Main St, Natick MA 01760

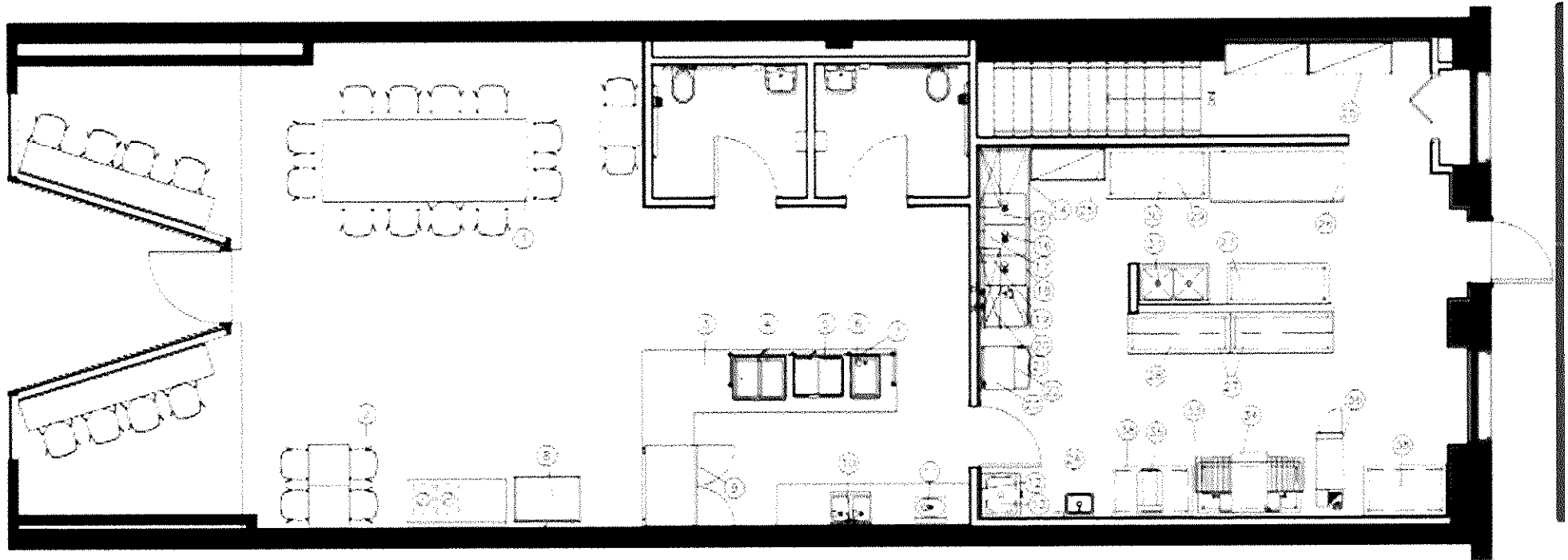
**CERTIFICATE HOLDER****CANCELLATION**

Town of Natick 13 East Central St  Natick MA 01760	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE  <i>Sarah Boyette</i>

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# Dates and Olives - 28 Main Street, Natick, MA

## Floor Plan



# Dates and Olives - 28 Main Street, Natick, MA

## Equipment List

Equipment	Price
COLD FOOD WELL UNIT, DROP-IN, REFRIGERATED	\$2,670
HOT FOOD WELL UNIT, DROP-IN, ELECTRIC	\$1,530
SNEEZE GUARD, SINGLE FULL-SERVICE, STATIONARY	\$1,836
REACH-IN UNDERCOUNTER REFRIGERATOR	\$2,170
Ice Machine	\$1,400
3 REACH-IN REFRIGERATOR	\$5,018
CONVEYOR OVEN	\$13,688
Perfect Fry VENTLESS OPEN FRYER	\$7,200
Freezer	\$1,200
Merchinider Refregerator	\$1,160
Sandwich Refregerator -	\$2,100
2 Microwaves	\$650
Rice Cooker	\$300
2 Carrier HVAC system	\$9,000
Water Boiler	\$1,400
Kitchen Tables - 6	\$1,800
Shelfs	\$600
Sinks - Multiple	\$2,300

## COMMERCIAL LEASE

28 Main Street Natick Massachusetts 01760

### PARTIES:

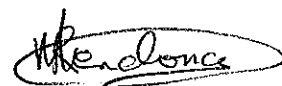
The Trustees of the Natick Masonic Trust, under a Declaration of Trust dated September 1, 1971, recorded with Middlesex South District Registry of Deeds in Book 12112, page 255, LESSOR, which expression shall include its heirs, successors and assigns where the context so admits, does hereby lease to Renita Mendonca of 160 Chestnut Hill Avenue, Boston MA 02135, LESSEE, which expression shall include his successors, executors, administrators and assigns where the context so admits, and the LESSEE hereby leases the following described premises:

**PREMISES:** The unit at 28 Main Street, Natick, Massachusetts, containing 1,500 square feet, more or less, on the street level, and 1,100 square feet, more or less, on the basement level.

**TERM:** This Lease shall be for a term of five (5) years, commencing on May 1, 2017 and ending on April 30, 2022, with a five-year option for the Tenant for the period from May 1, 2022 through April 30, 2028. If Tenant elects to exercise this option, Tenant shall notify the Landlord in writing of its election to exercise this option by January 31, 2022. The LESSOR and LESSEE shall then negotiate the terms of said option extension, and enter into a written agreement reflecting the rent and other terms agreed upon.

**RENT:** Tenant agrees to pay rent to the Landlord as follows:

1. For the period from July 1, 2017 through May 31, 2018, at a rate of \$2,200.00 per month;
2. For the period from June 1, 2018 through May 31, 2019 at a rate of \$2,310.00 per month;
3. For the period from June 1, 2019 through May 31, 2020 at a rate of \$2,425.50 per month;
4. For the period from June 1, 2020 through May 31, 2021 at a rate of \$2546.78 per month;
5. For the period from June 1, 2021 through May 31, 2022 at a rate of \$2674.12 per month;

A handwritten signature in black ink, appearing to read "Renita Mendonca", is enclosed within a hand-drawn oval.

Payments shall be made on the first day of each month beginning on July 1, 2017, and on the same day of each month thereafter for the balance of the Lease term. All rent shall be paid to the LESSOR by check mailed or delivered to the LESSOR at the address directed by the LESSOR. Upon the execution of this Lease, LESSEE shall pay to LESSOR the sum of \$ 2674.12, 000being the last month's rent for said property, of which \$1000.00 as a deposit has been paid and will be deducted from this amount. There is no security deposit requested or paid under this lease agreement. All invoices that remain unpaid for 30 days are subject to a service charge of 1.50%per month. In addition, there is a returned check fee of \$50.00 per check for any check not honored by the bank and returned to the LESSOR.

**USE OF LEASED PREMISES:**

The Lessee shall use the leased premises only for the purpose of conducting a Mediterranean Restaurant.

**COMPLIANCE WITH LAWS**

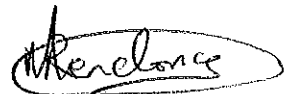
The LESSEE acknowledges that no trade or occupation shall be conducted in the leased premises or use made thereof which will be unlawful, improper, noisy or offensive, or contrary to any law or any municipal By-Law or ordinance in force in the Town of Natick.

**FIRE INSURANCE:**

The Lessee shall not permit any use of the leased premises which will make voidable any insurance on the property of which the leased premises are a part, or on the contents of said property, or which shall be contrary to any law or regulation from time to time established by the New England Fire Assurance Rating Association, or any similar body succeeding to its powers. The LESSEE shall on demand reimburse the LESSORand all other tenants all extra insurance premiums caused by the LESSEE'S use of the premises.

**MAINTENANCE OF PREMISES:**

The LESSEE agrees to maintain the leased premises in the same condition as they are at the commencement of the term of this lease, or as they may be put during the term of this Lease, reasonable ware and tear, damage by fire or other casualty only excepted, and whenever necessary, to replace plate glass and other glass therein, acknowledging that the leased premises are now in good order and the glass whole. The LESSEE shall not permit the leased premises to be overloaded, damaged, stripped or defaced, nor suffer any waste.

A handwritten signature in black ink, appearing to read "K. Rendone", is enclosed within a hand-drawn oval.

### ALTERATIONS – ADDITIONS:

The LESSEE shall not make structural alterations or additions to the leased premises, but may make non-structural alterations provided the LESSOR consents thereto in writing, which consent shall not be unreasonably withheld or delayed. All such allowed alterations shall be at LESSEE's expense and shall be in quality at least equal to the present construction. LESSEE shall not permit any mechanics' liens, or similar liens, to remain upon the leased premises for labor and materials furnished to LESSEE or claimed to have been furnished to LESSEE in connection with work of any character performed or claimed to have been performed at the direction of the LESSEE and shall cause any such lien to be released of record forthwith without any cost to LESSOR. Any alterations or improvements made by the LESSEE shall become the property of the LESSOR at the termination of the occupancy as provided herein. Notwithstanding the foregoing, any and all trade fixtures shall remain the property of the LESSEE.

Any modifications done to the leased premises by LESSEE will conform to the following requirements:

1. all additions to the existing sprinkler and/or fire detection systems will be made with compatible components and materials listed by Underwriters Laboratories and/or approved by Factory Mutual for the purpose of fire alarm systems;
2. the modified system will comply with the applicable provisions of the current NFPA Standards, Massachusetts State Building Code, and local Fire Department regulations.

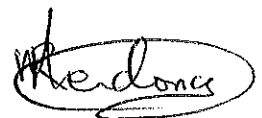
LESSOR shall have the right to inspect the work done to ensure it does so conform.

### SUBORDINATION:

This lease shall be subject and subordinate to any and all mortgages, deeds of trust and other instruments in the nature of a mortgage, now or at any time hereafter, a lien or liens on the property of which the leased premises are a part and the LESSEE shall, when requested, promptly execute and deliver such written instruments as shall be necessary to show the subordination of this lease to said mortgages, deeds of trust or other such instruments in the nature of a mortgage.

### LESSOR'S ACCESS:

The LESSOR or agents of LESSOR may, at reasonable times, enter to view the leased premises and may remove placards and signs not approved and affixed as herein provided, and make repairs and alterations as LESSOR should elect to do and may show the leased premises to others, and at any time within three (3) months before the expiration of the term, may affix to any suitable part of the leased premises a notice for letting or selling the leased premises or property of which the leased premises are a part and keep the same so affixed without hinderance or molestation.



#### INDEMNIFICATION AND LIABILITY:

The LESSEE shall save the LESSOR harmless From all loss or DAMAGE occasioned by the use or escape of water or by the bursting of pipes, as well as from any claim or damage resulting from neglect in not removing snow and/or ice from the roof of the building or from the sidewalks bordering upon the premises so leased, or by any nuisance made or suffered on the leased premises, unless such loss is caused by the neglect of the LESSOR. The removal of snow and ice from the sidewalks bordering upon the leased premises shall be the LESSEE's responsibility.

#### SIGNAGE:

LESSEE may erect signage on the leased premises upon written consent of the LESSOR, which consent shall not be unreasonably withheld, and upon approval from the appropriate Town of Natick licensing authority.

#### UTILITIES:

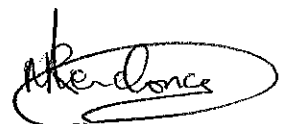
The LESSOR shall provide water service to the leased premises, and the LESSEE shall pay for all of LESSEE's water and sewer use charges. LESSEE shall be responsible and pay for all his own heat, air conditioning, ventilation, electricity, hot water and gas services, and to furnish such cleaning service as is customary in similar buildings in the Town of Natick. LESSEE shall upon request of LESSOR furnish to the LESSOR proof of payment of said charges.

#### ASSIGNMENT/SUBLEASING:

The LESSEE shall not assign or sublet the whole or any part of the leased premises without the LESSOR's prior written consent, which consent shall not be unreasonably withheld or delayed. Notwithstanding such consent, LESSEE shall remain liable to LESSOR for the payment of all rent and for the full performance of the covenants and conditions of this Lease. This lease shall be binding on any successor in interest of the LESSOR.

#### LESSEE'S LIABILITY INSURANCE:

The LESSEE shall maintain with respect to the leased premises and the property a comprehensive public liability insurance policy in the amount of \$1,000,000.00, with property damage insurance in limits of \$1,000,000.00, in responsible companies qualified to do business in Massachusetts and in good standing therein insuring the LESSOR and the LESSEE against injury to persons or damage to property as provided. The LESSEE shall deposit with the LESSOR certificates for such insurance at or prior to the commencement of the term, and thereafter within thirty (30) days prior to the expiration





of any such policies. All such insurance certificates shall provide that such policies shall not be cancelled without at least ten (10) days prior written notice to each assured named therein.

FIRE, CASUALTY, EMINENT DOMAIN:

Should a substantial portion of the leased premises, or the property of which they are a part, be substantially damaged by fire or other casualty, or be taken by eminent domain, the LESSOR may elect to terminate this Lease. When such fire, casualty or taking renders the leased premises substantially unsuitable for their intended use, a just and proportionate abatement of rent shall be made, and the LESSEE may elect to terminate this Lease if:

- a) the LESSOR fails to give written notice within 30 days of intention to restore the leased premises, or
- b) the LESSOR fails to restore the leased premises to a condition substantially suitable for their intended use within ninety (90) days of said fire, casualty or taking.

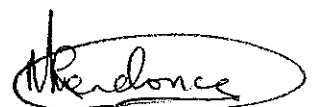
The LESSOR reserves, and the LESSEE grants to the LESSOR, all rights which the LESSEE may have for damages or injury to the leased premises for any taking by eminent domain, except for damage to the LESSEE's fixtures, property or equipment.

DEFAULT AND BANKRUPTCY:

In the event that:

- (a) the LESSEE shall default in the payment of rent or other sum herein specified and such default shall continue for ten (10) days after written notice thereof; or
- (b) the LESSEE shall default in the observance or performance of any other of the LESSEE's covenants, agreements or obligations hereunder and such default shall not be corrected within thirty (30) days after written notice thereof; or
- (c) the LESSEE shall be declared bankrupt or insolvent according to law, or, if any assignment shall be made of LESSEE's property for the benefit of creditors,

then the LESSOR shall have the right thereafter, while such default continues, to re-enter and take complete possession of the leased premises, to declare the term of this lease ended, and remove LESSEE's effects, without prejudice to any remedies which might be otherwise used for arrears of rent or other default. The LESSEE shall indemnify the LESSOR against all loss of rent and other payments, which the LESSOR may incur by reason of such termination during the residue of the term. If the LESSEE shall default, after reasonable notice thereof, in the observance or performance of any conditions or covenants on LESSEE's part to be observed or performed under or by virtue of any of the provisions in any article of this lease, the LESSOR, without being under any obligation to



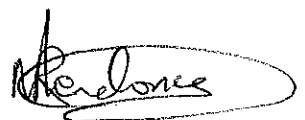
do so and without thereby waiving such default, may remedy such default for the account and at the expense of the LESSEE. If the LESSOR makes any expenditures or incurs any obligations for the payment of money in connection therewith, including but not limited to, reasonable attorney's fees in instituting, prosecuting or defending any action or proceeding, such sums paid or obligations insured, with interest at the rate of twelve (12) per cent per annum and costs shall be paid to the LESSOR by the LESSEE as additional rent.

NOTICE:

Any notice from the LESSOR to the LESSEE relating to the leased premises or to the occupancy thereof shall be deemed duly served, if left at the leased premises addressed to the LESSEE, or, if mailed to the leased premises, registered or certified mail, return receipt requested, postage prepaid, addressed to the LESSEE. Any notice from the LESSEE to the LESSOR relating to the leased premises or the occupancy thereof, shall be deemed duly served, if mailed to the LESSOR by registered or certified mail, return receipt requested, postage prepaid, addressed to the LESSOR at such address as the LESSOR may from time to time advise in writing. All rent and notices shall be paid and sent to the LESSOR at Post Office Box 262, Natick MA 01760.

SURRENDER:

The LESSEE shall at the expiration or other termination of this lease remove all LESSEE's goods and effects from the leased premises, including without limiting the generality of the foregoing, all signs and lettering affixed or painted by the LESSEE, either inside or outside the leased premises. LESSEE shall deliver to the LESSOR the leased premises and all keys, locks thereto, and other fixtures connected therewith and all alterations and additions made to or upon the leased premises, in the same condition as they were at the commencement of the term, or as they were put in during the term hereof, reasonable wear and tear and damage by fire or other casualty only excepted. In the event of the LESSEE's failure to remove any of the LESSEE's property from the premises, the LESSOR is hereby authorized, without liability to LESSEE for loss or damage thereto, and at the sole risk of the LESSEE. To remove and store any of the property at LESSEE's expense, or to retain the same under LESSOR's control, or to sell at public or private sale, without notice, any or all of the property not so removed and to apply the net proceeds of such sale to the payment of any sum due hereunder, or to destroy such property.

A handwritten signature, likely "R. Delone", is written in dark ink and is enclosed within a hand-drawn oval.

In Witness Whereof the parties have hereunto set their hands and seals this 15<sup>th</sup> day of MAY, 2017

NATICK MASONIC TRUST, LESSOR

Edwin C Sloper  
BY: Edwin C Sloper  
Title President

LIAM FOODS, LLC

d/b/a DATES and OLIVES

LESSEE

Mendonca  
By: RENITA MENDONCA  
Title OWNER  
DATES & OLIVES  
LIAM FOODS LLC

## Corporations Division

### Business Entity Summary

ID Number: 001094821

[Request certificate](#)

[New search](#)

Summary for: LIAM FOODS, LLC

The exact name of the Domestic Limited Liability Company (LLC): LIAM FOODS, LLC

Entity type: Domestic Limited Liability Company (LLC)

Identification Number: 001094821

Date of Organization in Massachusetts: 12-18-2012

Last date certain:

The location or address where the records are maintained (A PO box is not a valid location or address):

Address: 8 DURANT ROAD

City or town, State, Zip code, Country: NATICK, MA 01760 USA

The name and address of the Resident Agent:

Name: RENITA MENDONCA

Address: 11 GRANT STREET

City or town, State, Zip code, Country: NATICK, MA 01760 USA

The name and business address of each Manager:

Title	Individual name	Address
MANAGER	RENITA K MENDONCA	8 DURANT ROAD NATICK, MA 01760 USA

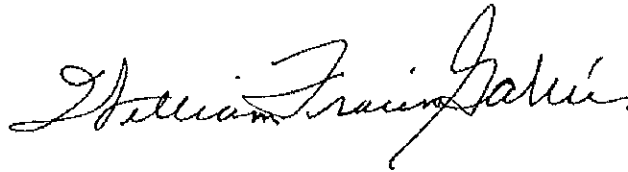
In addition to the manager(s), the name and business address of the person(s) authorized to execute documents to be filed with the Corporations Division:

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are

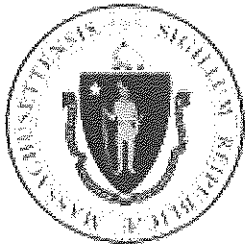
deemed to have been filed with me on:

June 18, 2018 01:04 PM

A handwritten signature in black ink, reading "William Francis Galvin". The signature is written in a cursive style with a large, stylized initial "W".

WILLIAM FRANCIS GALVIN

*Secretary of the Commonwealth*



**The Commonwealth of Massachusetts**  
**William Francis Galvin**

Minimum Fee: \$500.00

Secretary of the Commonwealth, Corporations Division  
 One Ashburton Place, 17th floor  
 Boston, MA 02108-1512  
 Telephone: (617) 727-9640

**Annual Report**

(General Laws, Chapter )

Identification Number: 001094821

Annual Report Filing Year: 2018

1.a. Exact name of the limited liability company: LIAM FOODS, LLC

1.b. The exact name of the limited liability company as amended, is: LIAM FOODS, LLC

**2a. Location of its principal office:**

No. and Street: 8 DURANT ROAD  
 City or Town: NATICK State: MA Zip: 01760 Country: USA

**2b. Street address of the office in the Commonwealth at which the records will be maintained:**

No. and Street: 8 DURANT ROAD  
 City or Town: NATICK State: MA Zip: 01760 Country: USA

**3. The general character of business, and if the limited liability company is organized to render professional service, the service to be rendered:**

THE COMPANY IS GOING TO ENGAGE IN PROVIDING CATERING SERVICES, THE DEVELOPMENT OF FOOD PRODUCTS, AND ANY OTHER BUSINESS OR SERVICE WHICH A LIMITED LIABILITY COMPANY IS PERMITTED TO PERFORM IN THE COMMONWEALTH OF MASSACHUSETTS.

**4. The latest date of dissolution, if specified:**

**5. Name and address of the Resident Agent:**

Name: RENITA MENDONCA  
 No. and Street: 11 GRANT STREET  
 City or Town: NATICK State: MA Zip: 01760 Country: USA

**6. The name and business address of each manager, if any:**

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
MANAGER	RENITA K MENDONCA	8 DURANT ROAD NATICK, MA 01760 USA

**7. The name and business address of the person(s) in addition to the manager(s), authorized to execute documents to be filed with the Corporations Division, and at least one person shall be named if there are no managers.**

<b>Title</b>	<b>Individual Name</b> First, Middle, Last, Suffix	<b>Address</b> (no PO Box) Address, City or Town, State, Zip Code

**8. The name and business address of the person(s) authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property:**

<b>Title</b>	<b>Individual Name</b> First, Middle, Last, Suffix	<b>Address</b> (no PO Box) Address, City or Town, State, Zip Code
REAL PROPERTY	RENITA K MENDONCA	8 DURANT ROAD NATICK, MA 01760 USA

**9. Additional matters:**

**SIGNED UNDER THE PENALTIES OF PERJURY, this 18 Day of June, 2018,**  
RENITA K. MENDONCA , Signature of Authorized Signatory.



Patricia O'Neil <poneil@natickma.org>

---

## Dates and Olives Common Vic Application

2 messages

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**Patricia O'Neil** <poneil@natickma.org>  
To: Brian Lauzon <lauzon@natickpolice.com>

Tue, Sep 4, 2018 at 9:18 AM

Hi Brian. Can I get a recommendation on this?

--

Trish O'Neil  
Executive Assistant  
Town of Natick  
13 East Central Street  
Natick, MA 01760  
P: 508-647-6410  
F: 508-647-6401  
poneil@natickma.gov  
www.natickma.gov



**Dates and Olives.pdf**  
670K

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**Brian Lauzon** <lauzon@natickpolice.com>  
To: Patricia O'Neil <poneil@natickma.org>

Tue, Sep 4, 2018 at 12:40 PM

Trish,

After completing a review of the Applicant/Owner we would recommend favorably that the BOS approve her request for a Common Victualers License.

Respectfully,

Lt. Brian G. Lauzon  
[Quoted text hidden]



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**ITEM TITLE:** Shahreen Quazi: Interview for Appointment to the Cultural Council with Term Ending 6/30/2021.

**ITEM SUMMARY:**

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**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Packet	9/1/2018	Cover Memo



## BOARD DETAILS



OVERVIEW



**SIZE** 9 Seats



**TERM LENGTH** 24 Months



**TERM LIMIT**

### Purpose:

- To support and foster professional excellence in the arts
- To strengthen and preserve our cultural heritage
- To encourage the local development of the arts
- To make the arts more widely available to the people of Natick
- To support the work of artists, humanists, and cultural organizations
- To provide advocacy and leadership in the arts



DETAILS

---

**ENACTING RESOLUTION**

---

**ENACTING RESOLUTION  
WEBSITE**



## BOARD ROSTER



**SWATI DAVE**

3rd Term Jul 01, 2017 - Jun 30, 2019

**Appointing Authority** Board of Selectmen

**Position** Chair



**CYDNEY E HODDER**

1st Term Oct 11, 2016 - Jun 30, 2019

**Appointing Authority** Board of Selectmen

**Position** Member



**JOE IDZAL**

3rd Term Jul 02, 2018 - Jun 30, 2020

**Appointing Authority** Board of Selectmen

**Position** Member



**LEAH LEVY**

1st Term Oct 11, 2016 - Jun 30, 2019

**Appointing Authority** Board of Selectmen

**Position** Clerk



**TERESA PAGLIUCA**

1st Term Oct 11, 2016 - Jun 30, 2019

**Appointing Authority** Board of Selectmen

**Position** Member



**RAFFAELLA TORCHIA**

3rd Term Jul 02, 2018 - Jun 30, 2020

**Appointing Authority** Board of Selectmen

**Position** Treasurer



**VACANCY**



**VACANCY**



**VACANCY**

---

## Profile

---

Shahreen

First Name

---

h

Middle Initial

---

quazi-dahodwala

Last Name

---

shq1978@gmail.com

Email Address

---

11 lupine road

Street Address

---

Suite or Apt

---

natick

City

---

MA

State

---

01760

Postal Code

---

**What district do you live in? \***☒ N/A

---

Mobile: (760) 626-7165

Primary Phone

---

Home: (617) 236-1540

Alternate Phone

---

candela corporation

Employer

---

Regulatory Manager

Job Title

---

**Which Boards would you like to apply for?**

---

Cultural Council: Submitted

---

**Are you a registered voter in the Town of Natick?**☒ Yes ☐ No

---

**Have you ever attended a Natick town meeting?**☐ Yes ☒ No

---

**Have you ever served on a board, committee, or commission in the Town of Natick?**☐ Yes ☒ No

If yes, please list name(s) of board, committee or commissions, along with date(s) of service:

---

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## Interests & Experiences

**Why are you interested in serving on a board or commission? Are there any changes you would like to see to these boards, committees and/or commissions?**

---

I am interested in promoting cultural diversity. I was part of dance schools and non-profits that promoted cultural awareness and diversity for most of my life. I just moved back to town about 18-20 months ago. I would like to be a more meaningful part of the Natick community and help foster cultural awareness by working on a committee that helps organizations bring projects to the spotlight that are working hard to spread cultural awareness.

**Are you a graduate of the Natick Community Services Citizen's Leadership Academy?**

---

☐ Yes ☒ No

**Please list any skills or specialized knowledge you can bring to these boards, committees and/or commissions.**

---

I speak Hindi and Bengali. I have participated on volunteer boards as a Rotarian.

**Please list any professional affiliations.**

---

**Let us know what other specialized interests or hobbies you might have.**

---

Volunteering and cooking

[SHERRY\\_QUAZI\\_RESUME\\_17.docx](#)

Upload a Resume

Shahreen (Sherry) H. Quazi  
Natick, MA 01760  
Phone: 760-626-7165  
Shq1978@gmail.com

## PROFESSIONAL SUMMARY:

I am a seasoned Regulatory Professional with over 15 years' experience in writing Regulatory Strategies, PMAs, 510(k)s and leading RA project teams; looking for an opportunity to lead a group of Regulatory professionals. I have directly contributed to over 30 U.S. submissions and well over 75 international submissions in my career.

## EDUCATION:

MS in Regulatory Affairs and Quality Assurance (2005) Temple University, PA  
BS in Pharmaceutical Sciences (2001) Massachusetts College of Pharmacy, MA

## WORK EXPERIENCE:

**Regulatory Affairs Manager** Candela Syneron 10/17-Present

- Reviewed Change Orders
- Prepared International Submissions
- Prepared Technical File Updates

**Regulatory Affairs Manager** St. Jude Medical 3/17-9/17

- Prepared Regulatory Strategy Plans
- Reviewed Clinical Evaluation Reports
- Prepared Letters to File, STED Updates and 510(k) submissions
- Provided training to Regulatory Staff
- Performed Label review for integration with Abbott

**Regulatory Affairs Manager** Vyaire (Temp to Perm) 7/16-11/16

- Prepared Regulatory Strategy Plans
- Reviewed Change Orders
- Prepared Clinical Evaluation Reports
- Prepared 510(k) and Health Canada Templates
- Provided training to Clinical Risk and Regulatory Staff
- Performed Label review

**Regulatory Affairs Manager** (Carlsbad, CA) Acutus Medical 8/15-4/16

- Performed Gap Analysis of Technical files
  - Trained Regulatory consultants on preparing Technical Files
  - Prepared Pre-submission responses
  - Prepared IDE submission
  - Revised Instructions for Use Manuals, Surgical Technique Documents and Package Inserts
  - Worked with Engineering to identify gaps in testing for IEC requirements

**Regulatory Consultant** Oxford Consulting (Carlsbad, CA) 5/15-8/15

- Performed Gap Analysis of Technical files
  - Trained Regulatory consultants on preparing Technical Files

**Senior Regulatory Affairs Specialist***Baxter International (Medina, NY)*

10/13-3/15

- Acting on-site RA lead liaising with cross functional team
- Design Team RA lead for proposed Baxter Products for Medina site
- RA Project lead for Change Control Board
- Prepare Global Regulatory Strategies for CE Marking, Health Canada Licensing and product changes
- Prepare Pre-Submissions for proposed Baxter Products
- Prepare FDA responses for additional information requests to 510(k) submission
- Prepared part of 510(k) submission (SIGMA Spectrum Infusion Pump with Master Drug Library)
- Prepared Health Canada amendments
- Performed label review and RA strategies for global label translations
- Revised and review technical reports related to product development, clinical research, and design
- Created and revise SOPs for Change Control management, Regulatory Global strategy development and Conduct during Audits by a Notified Body or Government Agency, and CE Marking and Technical Files
- Worked with Engineering to identify gaps in testing for IEC requirements

**Senior Regulatory Affairs Specialist***Leica Biosystems (Danvers, MA)*

08/12-10/13

- RA Project Manager for Leica companion diagnostics (CDx) and on-site RA liaison for R&D, QA, Engineering and Marketing regarding CDx and Class III Bond Instrument Submissions
- Prepared Pre-Submissions(for companion diagnostics (CDx) ) and attended FDA Pre-Sub meetings
- Prepared 30 Day notices for BOND Instruments (Class III medical devices)
- Prepared IDEs and reviewed INDs for additional, upcoming CDx for proposals to pharmaceutical partners
- Prepared Real-Time Supplements for products BOND Instruments
- Prepared and revised QSPs, SOPs, and Technical files for BOND Instruments
- Performed internal audits in preparation for Notified Body visits to manufacturing audit
- Worked with Engineering to identify gaps in testing for IEC requirements

**RA Specialist II***Dune Medical Devices (Framingham, MA)*

12/10- 7/12

- RA liaison for QA, Engineering and Clinical teams
- Prepared sections of the MarginProbe™ PMA
- Prepared PMA Amendments and Responses to FDA requests for Additional Information
- Prepared presentation for 100 Day meeting with FDA
- Arranged post-approval meetings with potential business partners
- Prepared Clinical Evaluation Reports, Letters to IRB, QSPs, SOPs, and Technical files (EU, AUS)
- Reviewed and approved engineering change orders (ECO) for MarginProbe™ design and label changes
- Vendor Management (translation houses, Iron Mountain and CROs)

**Regulatory Consultant***TechLink and Validant*

1/09-11/10

- Prepared Technical Files and International Submissions
- Prepared Special 510ks

**Senior QA / RA Associate***Nova Biomedical Corporation (Waltham, MA)*

4/07-1/09

- Prepared Special 510(k)s for StatStrip ® Glucose Xpress and StatSensor® Creatinine meters
- Registered StatStrip, StatSensor, CCX and Stat Profile products internationally
- Prepared amendments and renewals in Canada, Asia, EU and Latin America
- Prepared Japanese and Korean pHox submissions
- Reviewed labeling and sales materials for FDA and ISO compliance
- Performed internal audits of IVD manufacturing and quality systems
- Prepared and Maintained Technical Files for all IVD products
- Wrote and revised SOPs for the QA and RA departments
- Worked with Engineering to identify gaps in testing for IEC requirements

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**ITEM TITLE:** Wanderlust Content, Inc.: Request to Film Commercial on Chester, Sheridan, & Avon Streets and Lincoln Street Extension

**ITEM SUMMARY:**

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**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Request & Police Recommendation	9/5/2018	Cover Memo
Map	9/1/2018	Cover Memo





Patricia O'Neil <poneil@natickma.org>

---

## Permit for Filming in/around Chester St.

12 messages

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**Jared Larner** <jlarner1986@gmail.com>

Fri, Aug 31, 2018 at 12:27 PM

To: "poneil@natickma.org" <poneil@natickma.org>

Hi Trish,

This is Jared with Wanderlust Content Inc, we just spoke on the phone about acquiring a filming permit. I've listed the important info below and I've attached some photo's of the area we want to shoot in. Thanks so much for your help!

We would like to shoot on the sidewalk or street of the following streets in Natick, MA

- Chester St
- Sheridan St
- Avon St
- Lincoln Street Extension

I've attached a shooting map which highlights in YELLOW the areas we would need street/sidewalk access. The GREEN highlighted houses are the one that will have their exteriors featured.

Our crew will be about 15 people. As a side note I was wondering if you could point me in the right direction as to who manages Coolidge Field. We would love to rent it for parking and to set up catering for lunch.

If you guys have any questions please feel free to contact myself or the Executive Producer Eric D'Amario, I've listed both our contacts below.

Thanks again so much,

Jared Larner

Location Scout

[jlarner1986@gmail.com](mailto:jlarner1986@gmail.com)

(508)685-1651

Eric D'Amario


Executive Producer

[eric@wanderlustcontent.com](mailto:eric@wanderlustcontent.com)

<https://www.wanderlustcontent.com>

Sent from [Mail](#) for Windows 10

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 **ASCENSUS\_NATICK MAP.pdf**  
21278K

---

**Patricia O'Neil** <poneil@natickma.org>  
To: Jared Larner <jlarner1986@gmail.com>

Fri, Aug 31, 2018 at 1:26 PM

Jared, what date are you interested in?

[Quoted text hidden]

--

Trish O'Neil  
Executive Assistant  
Town of Natick  
13 East Central Street  
Natick, MA 01760  
P: 508-647-6410  
F: 508-647-6401  
poneil@natickma.gov  
www.natickma.gov

---

**Jared Larner** <jlarner1986@gmail.com>  
To: Patricia O'Neil <poneil@natickma.org>

Fri, Aug 31, 2018 at 1:28 PM

My apologies, it would be on the 10<sup>th</sup> of September, with a rain reschedule for the 11<sup>th</sup>, next day.

[REDACTED]

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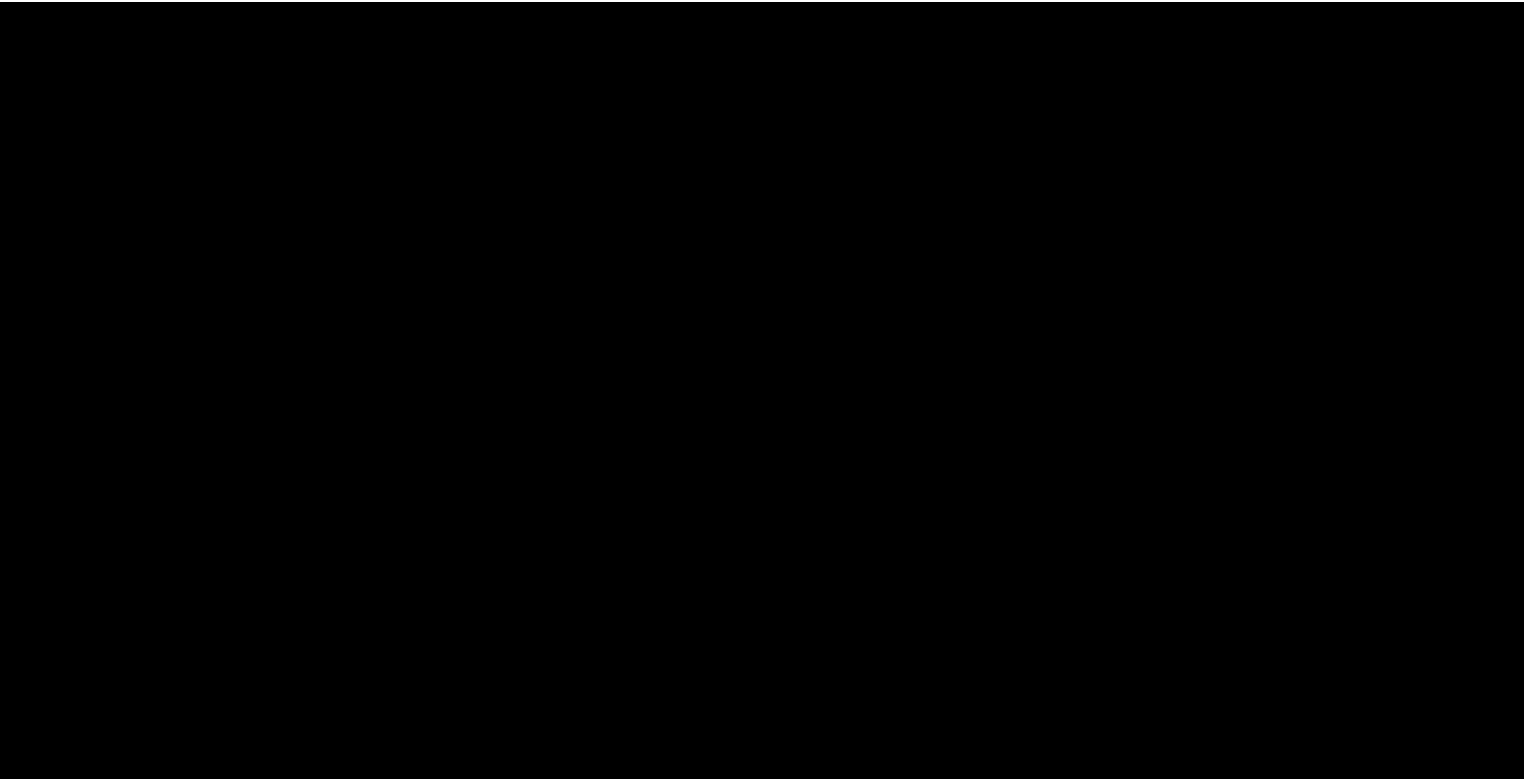
[REDACTED]

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[REDACTED]

[REDACTED]

[REDACTED]



---

**Brian Lauzon** <lauzon@natickpolice.com>  
To: Patricia O'Neil <poneil@natickma.org>

Tue, Sep 4, 2018 at 11:33 AM

Trish,

I have spoken with the applicant Jared Lerner and he has agreed that we will meet on site this Thursday, September 6th, at 1pm to finalize any public safety conditions we may require. Jared has also agreed, at our request, to submit written permission for any private or personal property to be filmed as a result of this project. This being said we would recommend that the Board approve this request contingent upon the above.

Respectfully,

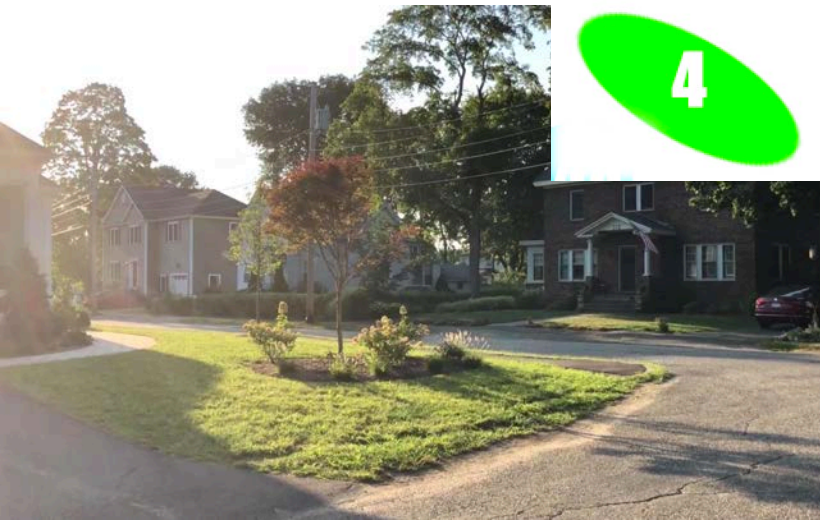
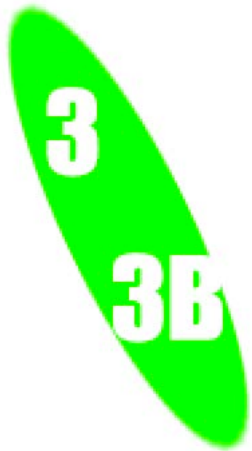
Lt. Brian G. Lauzon



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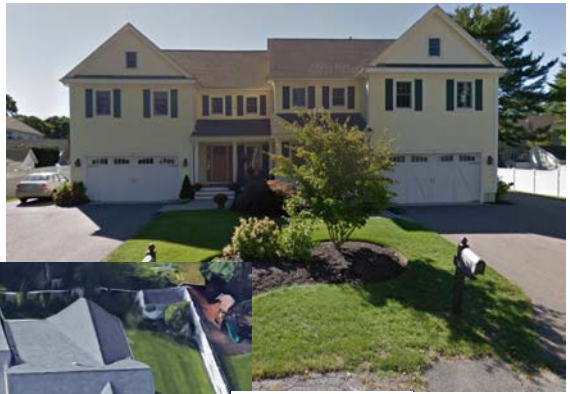


# ASCENSUS SHOOTING MAP NATICK MA

\* all locations are pending clearance



-  Hero Locations to clear
-  Neighbors to clear for inconvenience





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**ITEM TITLE:** Police Chief

**ITEM SUMMARY:** a. Appoint two permanent full-time police officers  
- Brendan Marlow  
- Katelyn Pfeifer  
b. Approve lateral transfer of Officer Christopher DiModica

---

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Memo RE Appointment of Full-Time Officers-Chief Hicks	9/1/2018	Cover Memo
Memo RE Lateral Transfer-Chief Hicks	9/1/2018	Cover Memo

**TOWN OF NATICK**  
NATICK, MASSACHUSETTS 01760

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**POLICE DEPARTMENT**  
*James G. Hicks, Chief of Police*

20 East Central Street  
Natick, MA 01760  
Phone: 508-647-9511  
Fax: 508-647-9509

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***Memorandum***

Date: August 27, 2018  
To: Amy K. Mistrot, Chair Board of Selectmen  
From: Chief James G. Hicks  
RE: Certification Number 05761

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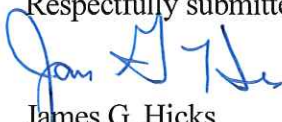
The Natick Police Department anticipates retirements in the coming months. In order to fill these anticipated vacancies in a manner that will ensure minimal disruption in operations I am requesting the Board of Selectmen as appointing authority for police officers in the Town of Natick appoint the following candidates as Permanent Full Time Police Officers contingent upon successful completion of the Police Academy:

Brendan Marlow

Katelyn Pfeifer

These appointments would be effective Monday, September 10, 2018 to allow for attendance at the MBTA Police Recruit Academy.

Respectfully submitted,

  
James G. Hicks  
Chief of Police

cc: Melissa Malone, Town Administrator

August 28, 2018

Christopher DiModica  
Patrol Officer  
Natick Police Department NPOA  
20 E. Central St.  
Natick MA

Dear Chief Hicks,

I have received an offer letter of employment from the Town of Foxborough for the position of Police Officer as a lateral transfer. I respectfully ask that you support this move as I believe it will be best for my family and career moving forward.

With the approval of your office and the appointing authority in the Town of Natick, I would like to thank you for the time I have spent working with you in the town I called home for much of my life and the experience I have gained serving the citizens of Natick.

The position offered by the Town of Foxborough indicated a start date of September 16, 2018. I would request my last day of employment in the Town of Natick be September 15, 2018. Attached with this letter are two copies of the Civil Service Form 9.

Respectfully,

A handwritten signature in black ink, appearing to read 'Christopher DiModica', written in a cursive style.

Christopher DiModica

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**ITEM TITLE:** Pay As You Throw Program Assistance: Amend and Renew Town of Natick/Natick Service Council MOU

**ITEM SUMMARY:**

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**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Natick Service Council Year 4 Report	9/1/2018	Cover Memo
MOU-Suggested Revisions	9/1/2018	Cover Memo



## 2017 Town of Natick/Natick Service Council

### PAYT Program – Year 4 Report

#### ➤ Overview: 2016

- NSC received 2,750 small bags and 1,750 large bags
- NSC distributes PAYT bags to financially eligible clients

#### ➤ Eligible Families/Bag Distribution:

- Families of (1-4) people – receive 3 small bags & 1 large bag monthly
- Families of (5+) people – receive 4 large bags monthly

#### ➤ Trash Bag Distribution:

- Family size (1-4) = 936 Food Pantry visits
  - PAYT bag distribution = 2,750 small bags and 994 large bags
  - Note: We ran out of small bags and gave one large bag - in place of 3 small bags
- Family size (5+) = 172 Food Pantry visits
  - PAYT bag distribution = 746 large bags
- Total PAYT bags distributed
  - 2,750 small bags
  - 1,950 large bags

#### ➤ Requested 2018 Donation:





- 2,750 small bags
- 1,950 large bags
- This recommendation accounts for the addition new clients


MEMORANDUM OF UNDERSTANDING  
BETWEEN  
THE TOWN OF NATICK, MASSACHUSETTS  
AND  
THE NATICK SERVICE COUNCIL

THIS MEMORANDUM OF UNDERSTANDING is hereby made this \_\_\_\_ day of April, 2014 by and between the Town of Natick Massachusetts a municipal corporation with an address of Natick Town Hall, 13 East Central Street, Natick, MA 01760, acting by and through the Natick Board of Selectmen (hereinafter the "Town") and the Natick Service Council, a non-profit organization organized under Section 501(c)(3) of the Internal Revenue Code, with an address of 2 Webster Street, Natick, MA 01760 (hereinafter the "NSC").

1. The Town will provide pay as you throw trash bags to the NSC for distribution to qualifying Natick families. Qualifying Natick families are defined as those families that the NSC has certified as requiring additional services at its food pantry.
2. The Town will provide the NSC with a list of addresses of those families that receive pay as you throw trash bags from the Town through the Town's exemption program.
3. The NSC has indicated it currently provides trash bag assistance to seventy-three (73) small families and thirty-two (32) large families. In this context the NSC defines a "small family" as including up to four (4) members, and defines a "large family" as including five (5) or more members.
4. In order to prevent duplication, the NSC will cross reference the addresses on said list provided by the Town with the addresses eligible under the NSC's program.
5. The NSC will provide to the Town a quarterly report containing the number of bags issued by size and the number of families served by size under the program described in items 1. and 2. above.
6. The NSC will secure the inventory of bags to prevent theft or misuse.

MEMORANDUM OF UNDERSTANDING  
BETWEEN  
THE TOWN OF NATICK, MASSACHUSETTS  
AND  
THE NATICK SERVICE COUNCIL

7. A maximum of four thousand (4000) small bags and one thousand seven hundred fifty (1750) large bags shall be provided by the Town under this Memorandum of Understanding. 
8. By entering into this Memorandum of Understanding the NSC certifies under penalties of perjury, pursuant to M.G.L. c.62C, §49A(b), that it has complied with all laws of the Commonwealth of Massachusetts relating to taxes, to reporting of employees, and to withholding and remitting child support.
9. The term of this Memorandum of Agreement shall be for twelve (12) months from the date set forth in the first line above. 
10. This Memorandum of Agreement may be terminated by either party with fourteen (14) days written notice to the other party. All notices required shall be delivered to the parties at the following address.

If to the Town:           Martha L. White, Town Administrator   
Natick Town Hall  
13 East Central Street  
Natick, MA 01760

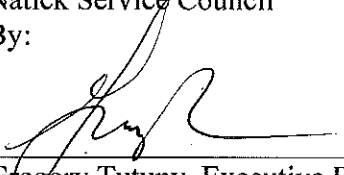
If to the NSC:           Gregory Tutuny, Executive Director  
Natick Service Council  
2 Webster Street  
Natick, MA 01760

11. This Memorandum of Agreement may be amended only by written agreement of the parties.
12. This Memorandum of Agreement constitutes the entire agreement of the parties and any other agreement, written or oral, that may exist is excluded from this agreement. When executed, this Memorandum of Agreement supersedes any other agreement of the parties in connection with the transaction contemplated.
13. If any provision of this Memorandum of Agreement shall be judged to be invalid or unenforceable by final judgment or court order of competent jurisdiction the remaining provisions shall continue in effect to the extent permitted by law.

MEMORANDUM OF UNDERSTANDING  
BETWEEN  
THE TOWN OF NATICK, MASSACHUSETTS  
AND  
THE NATICK SERVICE COUNCIL

14. This Memorandum of Agreement shall be governed by the laws of the Commonwealth of Massachusetts, regardless of choice of law issues or principles.


Natick Service Council  
By:

  
\_\_\_\_\_  
Gregory Tutuny, Executive Director

4/11/14  
Date

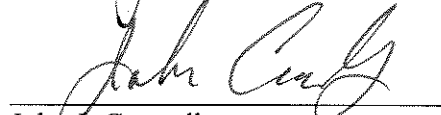
Town of Natick  
By the Board of Selectmen:

  
\_\_\_\_\_  
Joshua Ostroff, Chair

  
\_\_\_\_\_  
Charles M. Hughes, Vice Chair

  
\_\_\_\_\_  
Nicholas S. Mabardy, Clerk

  
\_\_\_\_\_  
Richard P. Jennett, Jr.

  
\_\_\_\_\_  
John J. Connolly

4/7/14  
Date

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**ITEM TITLE:** Affirm MathWorks Lakeside Campus Address Change

**ITEM SUMMARY:**

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**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Memo-M. Malone	9/5/2018	Cover Memo

## **Memorandum**

To: Honorable Natick Board of Selectmen

From: Melissa A. Malone, Town Administrator

cc: Chief James Hicks, Director of Community and Economic Development James Errickson

Date: September 5, 2018

Re: MathWorks campus – Superior Drive/Lakeside Campus Drive

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MathWorks purchased the property located at 19 Superior Drive, Natick. Three structures were constructed and issued a certificate of occupancy by the Town of Natick. MathWorks is seeking to formally change the respective buildings addresses to 1, 2, and 3 Lakeside Campus Drive Natick.

The Public Safety Committee heard this matter on January 17, 2017. The following represents the Committee's vote.

Request of MathWorks to name private driveway off of Speen Street entering their "Lakeside Campus" as Lakeside Campus Drive. Committee VOTED to allow MathWorks to name driveway on their campus "Lakeside Campus Drive". MathWorks to meet with Natick Fire Department and Public Safety Dispatch to ensure no ambiguity as to location of drive.

According to Chief Hicks, "since that meeting [January 17, 2017] MathWorks has met with the Police and Fire Department and we have worked with State 911 to make certain that all buildings are properly alarmed and notification via Master Box and 911 will direct safety personnel to the correct building. We are very confident that MathWorks has addressed any and all safety concerns and support this naming project."

I am recommending that the Board affirm MathWorks' address on Superior Drive to 1, 2, and 3 Lakeside Campus Drive Natick.

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**ITEM TITLE:** 2018 Fall Annual Town Meeting Articles

**ITEM SUMMARY:**

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**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Warrant	9/1/2018	Cover Memo

**WARRANT  
FALL ANNUAL TOWN MEETING  
OCTOBER 16, 2018**

**THE COMMONWEALTH OF THE MASSACHUSETTS**

**Middlesex, ss**

To Any Constable of the Town of Natick in said County:  
Greeting:

In the name of the Commonwealth of Massachusetts you are required to notify the qualified Town Meeting Members of the said Town of Natick to meet in the Natick High School, Natick on **Tuesday Evening October 16, 2018 at 7:30 PM**, then and there to act on the following Articles:

- |            |   |
|------------|---|
| Article 1  | Fiscal 2019 Omnibus Budget  |
| Article 2  | Stabilization Fund  |
| Article 3  | Operational/Rainy Day Stabilization Fund  |
| Article 4  | Capital Stabilization Fund  |
| Article 5  | Other Post-Employment Benefits (OPEB) Appropriation or Transfer of Funds  |
| Article 6  | Appropriate Funds for the Family of Michael McDaniel Jr.  |
| Article 7  | Transfer of Unexpended Bond Proceeds  |
| Article 8  | Collective Bargaining   |
| Article 9  | Personnel Board Classification and Pay Plan   |
| Article 10 | Committee Article   |
| Article 11 | Rescind Authorized, Unissued Debt   |
| Article 12 | Unpaid Bills  |
| Article 13 | Capital Equipment   |
| Article 14 | Capital Improvement   |
| Article 15 | West Natick Fire Station Appropriation of Funding   |
| Article 16 | West Natick Fire Station Land Acquisition   |
| Article 17 | Change Authority for Acquisition of 22 Pleasant Street Among Other Items  |
| Article 18 | Appropriate Funds for the Design and Development of Route 27 North Main Street  |
| Article 19 | Capital Equipment   |
| Article 20 | Legal Settlement  |
| Article 21 | Excise Tax on Retail Sales of Marijuana for Adult Use   |
| Article 22 | Marijuana Establishments Zoning Bylaw Amendment   |
| Article 23 | Amend Zoning By-Law to create, extend, and/or modify the existing Temporary Moratorium Regarding Recreational Marijuana Establishments currently located in Section III-K: Marijuana Establishments of the Natick Zoning Bylaws |
| Article 24 | Amend Town of Natick By-law Article 10: Board of Selectmen  |
| Article 25 | Amend Agreement with the South Middlesex Regional Vocational School District  |
| Article 26 | Supplement Prior Town Meeting Vote Authorizing Acquisition and Preservation of the Sawin House and Adjacent Property at 79 South Street, Assessors Map 77 Lot 7   |
| Article 27 | Prohibit Dog Kennels in Single Family Residential Zones RS and/or RG  |
| Article 28 | Amend Zoning By-Law to Allow Indoor Amusement or Recreational Uses in Industrial Zoning Districts by Special Permit   |
| Article 29 | Amend Article 2 of the Town of Natick Home Rule Charter   |
| Article 30 | Amend Town of Natick Zoning Map: Assisted Living Overlay Option Plan  |
| Article 31 | Actions Pertaining to Acquisition and Preservation of the Town's easements on Mechanic Street   |
| Article 32 | Amend Natick Zoning By-Laws: Inclusionary Affordable Housing Requirements   |
| Article 33 | Establish Study Committee: 1.5% Test of Land Use  |
| Article 34 | Amend Historic Preservation Zoning By-Law   |
| Article 35 | Voting Requires Being Legal Resident of Massachusetts and this Municipality   |
| Article 36 | Amend Zoning By-Laws: Outdoor Lighting  |
| Article 37 | Amend Zoning By-Laws: Signage (Residential Zoning Districts)  |



Article 38	Amend Natick Town Charter; Natick Town By-Laws; Natick Zoning By-Laws: Constitution of zoning board of appeals, division and distribution of powers regarding MGL c. 40B sections 20-23
Article 39	Amend Natick Town Charter: Natick By-laws, Natick Zoning By-laws: Appointment and constitution of zoning board of appeals, division and distribution of powers, and assignment of counsel.
Article 40	Amend the Town of Natick By-Laws: Create New Committee
Article 41	Snow Removal ByLaw
Article 42	Technical Changes to Charter and By-Laws

**ARTICLE 1**  
**Fiscal 2019 Omnibus Budget**  
**(Town Administrator)**

To see what sum of money the Town will vote to raise and appropriate, transfer from available funds or otherwise provide for the operation of the government of the Town of Natick, including debt and interest, during Fiscal Year 2019 (July 1, 2018 through June 30, 2019) and to provide for a reserve fund for Fiscal Year 2019, and to see what budgets for Fiscal 2019 will be reduced to offset said additional appropriations; or otherwise act thereon.

**ARTICLE 2**  
**Stabilization Fund**  
**(Town Administrator)**

To see what sum of money the Town will vote to raise and appropriate, transfer from available funds or otherwise provide for the purpose of supplementing the Stabilization Fund established under Article 22 of the warrant for Annual Town Meeting of 1961, as authorized by Chapter 40, Section 5B of the General Laws, as amended; or otherwise act thereon.

**ARTICLE 3**  
**Operational/Rainy Day Stabilization Fund**  
**(Town Administrator)**

To see what sum of money the Town will vote to raise and appropriate, transfer from available funds or otherwise provide for the purpose of supplementing the Operational Stabilization Fund established by vote of the 2011 Spring Annual Town Meeting under Article 4, as authorized by Chapter 40, Section 5B of the General Laws, as amended; or otherwise act thereon.

**ARTICLE 4**  
**Capital Stabilization Fund**  
**(Town Administrator)**

To see what sum of money the Town will vote to raise and appropriate, transfer from available funds or otherwise provide for the purpose of supplementing the Capital Stabilization Fund established under Article 2 of the warrant for Fall Annual Town Meeting of 2010, as authorized by Chapter 40, Section 5B of the General Laws, as amended; or otherwise act thereon.

**ARTICLE 5**  
**Other Post-Employment Benefits (OPEB) Appropriation or Transfer of Funds**  
**(Town Administrator)**

To see what sum of money the Town will vote to raise and appropriate, transfer from available funds or otherwise provide for, the Other Post-Employment Benefits Liability Trust Fund established pursuant to the provisions of Chapter 32B, Section 20 of the General Laws as amended by section 15 of Chapter 218 of the Acts of 2016; or otherwise act thereon.

**ARTICLE 6**  
**Appropriate Funds for the Family of Michael McDaniel Jr.**  
**(Town Administrator)**

To see if the Town will vote to appropriate funds to supplement the prior appropriations given to the widow of Michael McDaniel Jr., long time employee of the Town of Natick Department of Public Works, killed in the line of duty on February 4, 2014; or otherwise act thereon.

**ARTICLE 7**  
**Transfer of Unexpended Bond Proceeds**  
**(Town Administrator)**

To see if the Town will authorize the transfer of unexpended proceeds from amounts previously borrowed to pay costs of various capital projects, which projects are now complete, and for which such funds are no longer needed, to pay costs of one or more capital projects; or take any other action relative thereto.

**ARTICLE 8**  
**Collective Bargaining**  
**(Board of Selectmen)**

To see what sum of money the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide, to implement any Collective Bargaining Agreements between the Town Natick and any recognized bargaining units of the Town; or otherwise act thereon.

**ARTICLE 9**  
**Personnel Board Classification and Pay Plan**  
**(Town Administrator)**

To see if the Town, pursuant to the authority contained in Section 108A of Chapter 41 of the General Laws, will vote to amend Article 24 of the Natick Town By-Laws, specifically the Classification and Pay Plan referenced in Section 3, paragraph 3.10 therein, by adding, deleting or amending position titles; re-classifying positions to a different Grade; and/or effecting changes in the salary ranges as presently established; or otherwise act thereon.

**ARTICLE 10**  
**Committee Article**  
**(Board of Selectmen)**

To see if the Town will vote to hear and discuss the reports of town officers, boards, and committees; or otherwise act thereon.

**ARTICLE 11**  
**Rescind Authorized, Unissued Debt**  
**(Town Administrator)**

To see if the Town will vote to rescind the authorization for unissued debt that has been determined is no longer needed for the completion of various projects; or otherwise act thereon.

**ARTICLE 12**  
**Unpaid Bills**  
**(Town Administrator)**

To see what sum of money the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide for the payment of unpaid bills of previous years, incurred by the departments, boards and officers of the Town of Natick; or otherwise act thereon.

**ARTICLE 13**  
**Capital Equipment**  
**(Town Administrator)**

To see what sum of money the Town will vote to raise and appropriate, borrow, transfer from available funds or otherwise provide as may be required for capital equipment for the various departments of the Town of Natick; to determine whether this appropriation shall be raised by borrowing or otherwise; or otherwise act thereon.

**ARTICLE 14**  
**Capital Improvement**  
**(Town Administrator)**

To see what sum of money the Town will vote to raise and appropriate, borrow, transfer from available funds or otherwise provide to implement a Capital Improvement Program, to protect the physical infrastructure of the Town of Natick, to add new physical infrastructure, or to improve community assets; and, further, to determine whether this appropriation shall be raised by borrowing or otherwise; or to otherwise act thereon.

**ARTICLE 15**  
**West Natick Fire Station Appropriation of Funding**  
**(Board of Selectmen)**

To see what sum of money the Town will vote to appropriate, borrow, transfer from available funds or otherwise provide to be expended under the direction of the Board of Selectmen to design, develop, construct, furnish, and equip a new West Natick Fire Station (Fire Station #4), currently located at 268 Speen Street, Natick, Massachusetts, 01760, including all related facilities, buildings, appurtenant structures, site improvements, and grounds; or otherwise act thereon.

**ARTICLE 16**  
**West Natick Fire Station Land Acquisition**  
**(Board of Selectmen)**

To see if the Town will vote to authorize the Board of Selectmen to acquire by gift, purchase, eminent domain or otherwise, land needed for the construction of the West Natick Fire Station which land is located on the southerly side of Worcester Street, Route 9, and is shown on a plan a copy of which is on file in the Community Development Office; and further, to see what sum of money the Town will vote to raise and appropriate, borrow, transfer from available funds or otherwise provide for the purposes of this article; or otherwise act thereon.

**ARTICLE 17**  
**Change Authority for Acquisition of 22 Pleasant Street Among Other Items**  
**(Robert Awkward et al)**

To see what action(s) the Town will take, under MGL Chapter 45 Section 14, or any other authority, either a) to create a committee appointed by the Moderator or b) to use one of the methods specified in MGL Chapter 45, including, without limitation, section 14 of MGL Chapter 45, and/or c) to authorize the Conservation Commission under MGL Chapter 40 including, without limitation, section 8 – c to negotiate for and to acquire the property known as 22 Pleasant Street, alternatively know as Map 64 Parcel 44, in Natick for park and playground purposes and/or conservation and/or passive recreation purposes as the case may be including without limitation:

- 1) a) to create such committee appointed by the Moderator as an action of Town Meeting and/or to amend the Town ByLaws to create and to empower such committee or commission and specify their powers and duties and or b) to create within the scope of MGL Ch 45 including, without limitation, section 14 a committee or commission and to provide for their appointment by elected officers or elected multiple member bodies, and c) to allow any committee or commission access to the services of Town counsel and town staff; and/or
- 2) to set the number, qualifications and terms of members of such committee or commission; and/or
- 3) to change the previous votes of town Meeting under Article 35 of Spring 2015 Annual Town Meeting, Article 29 of Spring 2016 Town Meeting, or any other previous warrant article and vote of Town Meeting in order, without limitation, to change the authority to negotiate from the Board of Selectmen to such new committee or commission or to elected parks commissioners or the Conservation Commission, to transfer the control over and the authority to expend funds under any and all existing appropriation authority from the Board of Selectmen to such committee of commission or the Conservation Commission, provided, however, that neither any existing appropriation nor any existing borrowing authorization nor the eminent domain authorization nor grant application nor grant application authorizations may be rescinded or reduced in any way under this warrant article; and/or
- 4) to see what additional sums of money the town may raise, transfer from available funds, appropriate and or authorize or raise from borrowing to accomplish the purposes of the acquisition of 22 Pleasant St. and /or to authorize acquisition of the fee interest in the property, a long term renewable ground lease whether rent paid over time of all up front in lump sum or an exclusive perpetual easement for the use of 22 Pleasant St. ; and/or
- 5) to change the condition or conditions of any of the previous votes of Town Meeting referenced in 3) above in order to change the purpose of those previous appropriations and votes to be consistent with this article, to remove the conditions in any of those previous

votes concerning letters of intent or any other matters, and/or to modify such conditions consistent with accomplishing the purposes of this article; and/or

- 6) to provide that whatever new committee of commission or the Conservation Commission is authorized under this article will also have access to Town Counsel and Town staff for the purposes of negotiating for and acquiring 22 Pleasant St.; and/or

or otherwise act thereon.

## **ARTICLE 18**

### **Appropriate Funds for the Design and Development of Route 27 North Main Street (Board of Selectmen)**

To see what sum of money the Town will vote to raise and appropriate, borrow, transfer from available funds or otherwise provide for design and development of the Route 27 North Main Street (Route 27) roadway improvement project, including but not limited to design, right of way (design and/or acquisition), legal, appraisal, permitting, and/or construction phase services; or otherwise act thereon.

## **ARTICLE 19**

### **Capital Equipment (Interim School Superintendent)**

To see if the Town will vote to appropriate and raise, borrow or otherwise provide, a sum of money as may be required for capital equipment for the various departments of the Town of Natick; to determine whether this appropriation shall be raised by borrowing or otherwise; or otherwise act thereon.

*Emergency Generator – Memorial Elementary School - \$25,000*

*Natick High School Athletic Field Bleacher Repairs - \$20,000*

*ADA Accessibility Wheelchair Ramp – Auditorium – Johnson Elementary School - \$10,000*

*Total = \$55,000*

## **ARTICLE 20**

### **Legal Settlement (Interim School Superintendent)**

To see if the Town will vote to raise and appropriate, or otherwise provide, the funds necessary to implement the Terms of a Legal Settlement Agreement/litigation outcomes between the Natick Public Schools and pending litigation regarding cases currently before the Massachusetts Court System/Massachusetts Arbitration System.

## **ARTICLE 21**

### **Excise Tax on Retail Sales of Marijuana for Adult Use (Board of Selectmen)**

To see if the Town of Natick will vote to accept Massachusetts General Laws Chapter 64N, Section 3 to impose local sales tax upon sale or transfer of marijuana or marijuana products by a marijuana retailer operating within the Town of Natick, to anyone other than a marijuana establishment, at a rate not greater than 3 per cent of the total sales price received by the marijuana retailer, or to otherwise act thereon.

## **ARTICLE 22**

### **Marijuana Establishments Zoning Bylaw Amendment (Planning Board)**

To see if the Town will vote to amend the Town of Natick Zoning By-Laws and Map with regards to establishing reasonable regulations regarding the time, place and/or manner of adult use marijuana establishments per G.L. c. 94G, including but not limited to the following:

- Replace and/or modify the existing “Section III-K: Marijuana Establishments” with a new “Section III-K: Adult Use Marijuana Establishments” which address the following topics:
  - Specify the purpose, scope, and/or objective;
  - Specify the applicability of the provisions;
  - Specify the relationship with underlying districts and regulations;
  - Create, amend, and/or add definitions;
  - Specify the place, time and/or manner;
  - Create and/or specify the regulation of the use(s), including but not limited to any special provisions and/or limitation of the use(s) such as creating a use regulation table, establishing buffer zones, relationship to existing uses, location to other similar establishments, and/or other special provision regarding where such uses can be located or operated;
  - Create and/or specify the special Permit and/or site plan requirements and/or process;
  - Create and/or specify provisions, if any, for licensing requirements, community outreach, community host agreement, energy use, parking and traffic impacts, waiver provisions, enforcement, inspections, screening and/or other visual impacts, signage, and/or other neighborhood and abutter protections; and/or
- Amend and/or modify the Town of Natick Zoning Bylaw to create one or more Adult Use Marijuana Establishment overlay zoning district(s) in Section II – Use Districts, II-A Types of Districts; and/or
- Amend the Town of Natick zoning map, as referenced under Section II-B Location of Districts (Zones) subsection 1 to locate one or more Adult Use Marijuana Establishment overlay zoning district(s) on parcels with current underlying zoning allowing commercial, retail, and/or industrial uses either by right or by special permit;
- And/or extend and/or modify an existing temporary moratorium regarding recreational marijuana establishments and related uses currently located in Section III-K: Marijuana Establishments of the Town of Natick Zoning Bylaws. The existing moratorium is in effect through December 31, 2018 or six (6) months from the date of adoption of regulations to implement the Acts by the Cannabis Control Commission, whichever is later. The proposed extension and/or modification of the existing moratorium shall be in effect for a period up to, but not exceeding, an additional six (6) months from December 31, 2018, unless said moratorium is extended, modified or rescinded by a subsequent action of Town Meeting;

or otherwise act thereon.

## **ARTICLE 23**

### **Amend Zoning By-Law to create, extend, and/or modify the existing Temporary Moratorium Regarding Recreational Marijuana Establishments currently located in Section III-K: Marijuana Establishments of the Natick Zoning Bylaws (Town Administrator)**

To see if the Town will vote to amend the Natick Zoning By-Law pursuant to Chapter 334 of the Acts of 2016, subsequently amended, in part, by Chapter 351 of the Acts of 2016, entitled “An Act Further Regulating the Cultivation of Marijuana and Marihuana,” and by Chapter 55 of the Acts of 2017, entitled “An Act to Ensure Safe Access to Marijuana” (collectively, the “Acts”) by creating, extending and/or modifying an existing temporary moratorium regarding recreational marijuana establishments and related uses currently located in Section III-K: Marijuana Establishments of the Natick Zoning Bylaws. The existing moratorium is in effect through December 31, 2018 or six (6) months from the date of adoption of regulations to implement the Acts by the Cannabis Control Commission, whichever is later. The proposed extension and/or modification of the existing moratorium shall be in effect for a period up to, but not exceeding,

an additional six (6) months from December 31, 2018, unless said moratorium is extended, modified or rescinded by a subsequent action of Town Meeting; the purpose of said moratorium extension is to allow the Town of Natick adequate time to consider whether and/or how to allow, prohibit and/or regulate marijuana establishments and related uses as outlined in the Acts, in accordance with applicable state laws and regulations, and to undertake an appropriate planning process; or otherwise act thereon.

#### **ARTICLE 24**

##### **Amend Town of Natick By-law Article 10: Board of Selectmen (Board of Selectmen)**

To see whether the Town will vote to amend the Town of Natick By-Laws, Article 10, Board of Selectmen by adding a new Section 5: Marijuana Licensing, the purpose of which shall be to create a local licensing process for Marijuana Establishments pursuant to G.L. c.94G Section 3 and 935 CMR 500, under the authority of the Board of Selectmen, to include provisions for regulations, hearings, applications, enforcement, limitation on licenses, and/or other requirements that may be adopted by the Board of Selectmen under such licensing authority; or otherwise act thereon.

#### **ARTICLE 25**

##### **Amend Agreement with the South Middlesex Regional Vocational School District (Board of Selectmen)**

To see if the Town will vote to amend the agreement among the towns of Ashland, Holliston, Hopkinton and Natick and the City of Framingham with respect to Establishment of a Regional Vocational School District to incorporate prior amendments to said agreement, to eliminate outdated provisions, to recognize Framingham's change from a town to a city form of government, and to bring said agreement into alignment with the District's existing practices, in accordance with an April 23, 2018 executive summary, a copy of which is on file with the office of the Town Administrator; or otherwise act thereon.

#### **ARTICLE 26**

##### **Supplement Prior Town Meeting Vote authorizing Acquisition and Preservation of the Sawin House and Adjacent Property at 79 South Street, Assessors Map 77 Lot 7. (Board of Selectmen)**

To see if the Town will vote, supplementing the vote of the 2017 Fall Annual Town Meeting under Article 28, to authorize the Board of Selectmen to acquire easements over adjoining property, including without limitation property owned by the Massachusetts Audubon Society, Inc., for purposes to use of the former Sawin House Property at 79 South Street, Natick, shown on Town Assessor's Map 77, Lot 7, including vehicular and pedestrian access and egress, use of a septic system, vehicle parking, maintenance or removal of trees, and drawing water from a well; or otherwise act thereon.

#### **ARTICLE 27**

##### **Prohibit Dog Kennels in Single Family Residential Zones RS and/or RG (George Richards et al)**

To see if the town will vote to:

1. Prohibit dog kennels in single family residential zones RS and/or RG.
2. Change Natick by-laws section III-A-2 Use Regulations, Other Uses, item 53 where a Dog Kennel may be allowed by special permit to reflect the prohibition of Dog Kennels in the RS and/or RG zones; i.e. replace "A" with an "O"

or take any other action with respect thereto.

**ARTICLE 28**  
**Amend Zoning By-Law to allow Indoor Amusement or Recreational Uses in Industrial**  
**Zoning Districts by Special Permit**  
**(George Richards et al)**

To see what action(s) the town will take to amend the Zoning By Law to allow Indoor Amusement or Recreational Uses (Use # 12 in Section III-A.2 of the Zoning By-Law) by special permit in some or all of the existing Industrial zoning districts, including but not limited to the following:

- 1) Whether to limit Use #12 by special permit to Industrial I and II zoning districts or only allow the use by special permit only in Industrial I zoning districts and/or
- 2) Whether to allow Use #12 by special permit to only one specific Industrial I zoned area, namely in the so-called “East Natick Industrial Park” on the east side of Oak Street , specifically including the following parcels (and including any further subdivision of these parcels) as identified on the Town’s Assessors Maps: Map 8, Lots 41A, 41B, 41C, 41E, 41G, 41H, 41FA, 41FB, 41FBB, 42, 42A, 42B, 42C, 42D, 42E, 42F and 43; Map 9, Lots 2A, 2B, 2C, 2D, 2E, 2EA, 2F, 2G, 2J, 2K, 2L, 2M, 2N, 28, 28A and 28B; Map 14, Lots 76, 76A, 77A and 77B; and Map 15, Lots 105A, 105B and 105C, whether by limiting the floor area ratio of the recreational use, by way of creating a new Industrial zone, creating an overlay district, by footnote in the Use Regulation Schedule, and/or allowing the use elsewhere in the Zoning By-Law or otherwise act thereon.

**ARTICLE 29**  
**Amend Article 2 of the Town of Natick Home Rule Charter**  
**(Board of Selectmen)**

To see if the Town will vote to amend Article 2 of the Town of Natick Home Rule Charter as follows:

In Section 2-11 (b) delete item (3) which reads “any ten voters” and insert in its place “(3) any ten or more registered voters of the town for any annual town meeting and any one hundred or more registered voters for any special town meeting in accordance with Massachusetts General Laws Chapter 39, Section 10,” so that the section shall read:

“(b) Initiation of Articles - The Board of Selectmen shall receive all petitions which are addressed to it and which request the submission of particular subject matter to the representative town meeting and which are filed by: (1) any elected town officer, (2) any multiple member body, acting by a majority of its members, (3) any ten or more registered voters of the town for any annual town meeting and any one hundred or more registered voters of the town for any special town meeting as detailed in Massachusetts General Laws Chapter 39, Section 10, (4) such other persons or agencies as may be authorized by law, or by by-law. All such requests for submission of matters shall be in writing, but they shall not be required to conform to any particular style or form. The board of selectmen shall within fourteen days of receipt of a proposed zoning by-law amendment submit the same to the planning board for review.”

or otherwise act thereon

**ARTICLE 30**  
**Amend Town of Natick Zoning Map: Assisted Living Overlay Option Plan**  
**(David Presutti et al)**

To see if the town will vote to amend the Town of Natick Zoning Map as follows: By including an “Assisted Living Overlay Option Plan” overlay district on the land known as 89 Union Street, also known as Assessors parcel: Map 53, Parcel 32

Or take any other action relative thereto.



**ARTICLE 31**  
**Actions Pertaining to Acquisition and Preservation of the Town's Easements on Mechanic Street**  
**(Board of Selectmen)**

To see if the Town will vote to authorize the Board of Selectmen to acquire by gift, purchase, eminent domain or otherwise, any interest, whether by easements or otherwise, in all or part of Mechanic Street for any of the following: roads, sidewalks, vehicular and/or pedestrian access or passage, drainage and utilities or other purposes that Town Meeting may authorize, and, further, to authorize the Board of Selectmen to acquire, by easements or otherwise, interests in any of the parcels which abut Mechanic Street for the purposes of this article; and further, to see what sum of money the Town will vote to raise and appropriate, borrow, transfer from available funds or otherwise provide for the purposes of this article; or otherwise act thereon.

**ARTICLE 32**  
**Amend Natick Zoning By-Laws: Inclusionary Affordable Housing Requirements**  
**(Planning Board)**

To see if the Town will vote to amend the Natick Zoning Bylaws with regard to promoting Affordability in the town's housing stock and enabling and permitting the construction or development of Affordable Housing, as provided for in MGL c. 40B and defined in 760 CMR 56, by:

- Amend, modify, or add to Section 200 – Definitions, including without limitation defining any aspect of the provision(s) of affordable housing, affordable housing requirements, and/or provisions for housing that meets the Commonwealth's standards for inclusion on the Town's Subsidized Housing Inventory (SHI) (as defined in 760 CMR 56); and
- Replace, eliminate, or modify the following sections (including without limitations subsections and/or footnotes) within the Natick Zoning Bylaw that relate to minimum affordable housing requirements, affordability requirements, affordable housing provisions, and/or other affordable provisions/requirements (whether local or related to the Commonwealth's requirements for inclusion in the Subsidized Housing Inventory):
  - Section III-A.2 - Use Regulations Schedule
  - Section III-A.6.A - Inclusionary Housing Option Program (IHOP)
  - Section III-A.6.B – Housing Overlay Option Plan (HOOP)
  - Section III-D – Use Regulations for LC Districts
  - Section III.E – Downtown Mixed Use District
  - Section III-F – Cluster Development Allowed in Certain Districts:
    - 1.F – Town House Cluster Development
    - 2.F – Single-Family Town House Cluster Development
    - 3.F – Single-family Town House Cluster Development (RSC District)
    - 4.F – Cluster Development – AP and PCD Districts
    - 5.F – Comprehensive Cluster Development Option
  - Section III-I.1 – Assisted Living Residences
  - Section III-I.2 – Independent Senior Living Overlay Option Plan (ISLOOP)
  - Section III-J – Historic Preservation
  - Section 320 – Highway Overlay Districts

with a new Section V-J – Inclusionary Affordable Housing Requirements, which address the following topics:

- Purpose and Intent to encourage the development of affordable housing

- Applicability of mandatory provisions of affordable units
- Affordable housing unit requirements (on site and off site)
- Special permit requirements
- Fees-in-lieu of affordable unit requirements
- Density Bonus
- Maximum income and sell price provisions
- Preservation of affordability and restrictions on resale of units;

or otherwise act thereon.

**ARTICLE 33**  
**Establish Study Committee: 1.5% Test of Land Use**  
**(Julian Munnich et al)**

To see whether the Town will vote to establish a study committee of Town Meeting, appointed by the Moderator, to address, research, study, analyze and recommend regarding the issue and question of where the Town stands relative to and whether the Town has met and/or can meet its obligation under the so-called “1.5% test” of land use as defined and more specifically described in MGL c.40B §§ 20-23, 760 CMR 56 and/or related guidelines issued by DHCD or any office of the Commonwealth or established in any legal proceeding; and, without limitation:

- 1) To establish the number and/or qualifications of committee members to be appointed;
- 2) To establish the charge of said committee including, but not limited to:
  - Identify any and all components of the calculation and all individual parcels or acreage owned by the United States; the Commonwealth; or any political subdivision thereof; the Department of Conservation and Recreation or any state public authority; or where all residential, commercial, and industrial development has been prohibited by deed, decree, zoning or restrictive order of the Department of Environmental Protection pursuant to M.G.L. c. 131, § 40A; or is dedicated to conservation or open space whether under control or ownership by trusts, corporations, partnerships, private parties, or otherwise; or is contained in the Subsidized Housing Inventory; and the size of all bodies of water located within Natick;
  - Gather any other information necessary to analyze, evaluate, and calculate the Town’s position relative to the 1.5% test;
  - Identify and recommend any zoning changes or other actions that might strengthen or improve the Town’s position relative to meeting or exceeding this test;
  - Report its findings and recommendations to 2019 Fall Annual Town Meeting or such other date as Town Meeting shall establish provided, however, that this shall not preclude any preliminary or earlier report(s) to Town boards, committees, commissions, or to Town Meeting;
- 3) To authorize said committee to develop a database of properties to be included in and/or excluded from either the numerator or the denominator of the calculation;
- 4) To provide that said committee shall have access to Town Counsel and to Town staff, including but not limited to the Community and Economic Development, DPW (GIS), and Finance (Assessors) divisions and may utilize the services of outside consultants;
- 5) To provide for a method to engage any such outside consultant including, without limitation, a reserve fund transfer by the Finance Committee;

- 6) To see what sum of money the Town will appropriate to accomplish the purpose of said committee;
- 7) To set the term of said study committee to expire upon the dissolution of 2019 Fall Annual Town Meeting or such other date as Town Meeting shall establish unless otherwise extended by Town Meeting;
- 8) Said committee, being a multiple member body under the Town Charter, is authorized to sponsor warrant articles for any Annual or Special Town Meeting Warrant;

or otherwise act thereon.

#### **ARTICLE 34**

##### **Amend Historic Preservation Zoning By-Law**

**(Joel Valentin et al)**

To see what action(s) the town will take to amend the Historic Preservation By Law (Section III-J) so as to increase the amount of new construction allowed on a parcel whether based on the size of the parcel, excessive compliance of the structure and/or lot with underlying zoning requirements, restoration of the structure to its' original state and/or other regulatory requirements,

Or otherwise act thereon.

#### **ARTICLE 35**

##### **Voting Requires Being Legal Resident of Massachusetts and this Municipality**

**(Tony Lista et al)**

To see if the Town will vote to:

Amend its charter (section 7-7 sub section (I)) and bylaws, (article 1 town election and town meeting) by inserting the following language: "A person over the age of 18 shall be qualified to vote in municipal elections who is a United States citizen and a legal resident of Massachusetts and this municipality, and who meets the qualification of M.G.L. Ch. 51, section 1

or otherwise act thereon.

#### **ARTICLE 36**

##### **Amend Zoning By-Laws: Outdoor Lighting**

**(Planning Board)**

To see if the Town will vote to amend the Town of Natick Zoning Bylaws by modifying Section V-I (Outdoor Lighting) and Section 200 (Definitions) to provide regulation of pole-mounted lighting.

Or otherwise act thereon.

#### **ARTICLE 37**

##### **Amend Zoning By-Laws: Signage (Residential Zoning Districts)**

**(Planning Board)**

To see if the Town will vote to amend the Town of Natick Zoning Bylaws by modifying Section V-H (Signs and Advertising Devices) and Section 200 (Definitions) to provide regulation of signage in Residential Zoning Districts for uses that are permitted as of right, by special permit, by variance, by pre-existing use, or uses exempted in MGL Chapter 40A, Section 3 from certain zoning restrictions.

Or otherwise act thereon.

#### **ARTICLE 38**

##### **Amend Natick Town Charter; Natick Town By-Laws; Natick Zoning By-Laws: Constitution of zoning board of appeals, division and distribution of powers regarding**

**MGL c. 40B sections 20-23**

**(Julian Munnich et al)**

To see if the Town will vote to amend the Town of Natick Home Rule Charter, the Natick Town By-Laws, and the Town of Natick Zoning By-Laws to, including but not limited to adding new sections and/or definitions, and/or amending existing sections and/or definitions; to provide for the division and exercise of functions to other appointed or elected bodies:

-Pursuant to MGL c. 40A s.12, MGL c. 4 s. 7, MGL c. 43B s. 20, and MGL c. 40B s. 21 or otherwise; provide by amendment and/or addition including but not limited to the Article 3 Section 11 b of the charter to make the Planning Board responsible for hearing comprehensive permit applications under MGL Chapter 40 b s 20-23; divide the assignment of functions to other appointed or elected bodies;

-Pursuant to MGL c. 40 s. 32 or otherwise; provide by amendment and/or addition to the Natick Town By-Laws including, without limitation, in Article 10 Section 3 and Article 22 Section 5 such that they comport with the Natick Home Rule Charter, and/or establish the assignment of counsel to town boards;

-Pursuant to MGL c. 40A s. 5 or otherwise; provide by amendment and/or addition to the Town of Natick Zoning By-Laws such that they comport with the Natick Home Rule Charter;

Or otherwise act thereon.

### **ARTICLE 39**

#### **Amend Natick Town Charter: Natick By-laws, Natick Zoning By-laws: Appointment and constitution of zoning board of appeals, division and distribution of powers, and assignment of counsel. (Julian Munnich et al)**

To see if the Town will vote to amend the Town of Natick Home Rule Charter, the Natick Town By-Laws, and the Town of Natick Zoning By-Laws to; including but not limited to, adding new sections, and/or definitions, and/or amending existing sections and/or definitions, and/or providing for transition and implementation procedures; to provide for the division and exercise of functions to other appointed or elected bodies:

-Pursuant to MGL c. 40A s.12, MGL c. 4 s. 7, and MGL c. 43B s. 20 or otherwise; provide by amendment and/or addition to the charter, including but not limited to, in Article 3 for the appointment of members and associate members to the zoning board of appeals by a different appointing authority or in Article 3 for the election of a board of appeals, to change or to establish its number of members and associate members of the board of appeals; and/or to divide the assignment of functions to other appointed or elected bodies;

-Pursuant to MGL c. 40 s. 32 or otherwise; provide by amendment and/or addition to the Natick Town By-Laws such that they comport with the Natick Home Rule Charter, and/or to amend Article 22, including but not limited to Section 5, and/or Article 10, including but not limited to Section 3, of the Natick Town Bylaws, (respectively the Town Counsel and Board of Selectmen sections of the by-laws), including but not limited to Article 44 of the Natick Town By-Laws, and/or add new section to the By-Laws to: a) determine which multiple member bodies shall have the right to services of Town Counsel; and b) provide that multiple member bodies, and elected town officers, who are parties in interest or defendants in any matter connected to their official duties, shall have the right to bring and to settle legal action and to defense pertaining to such matters; and c) provide that the Board of Selectmen and Town Administrator not have authority to settle or to control such matters or to limit such control or involvement: and d) to determine the extent to which any or all multiple member bodies and/or elected town officers shall have rights to legal services and/or causes of action in connection with their official duties;

-Pursuant to MGL c. 40A s. 5 or otherwise; provide by amendment and/or addition or deletion to the Town of Natick Zoning By-Laws such that they comport with the Natick Home Rule Charter in regard to the appointment of the Zoning Board of Appeals, and division and exercise of functions;

Or otherwise act thereon.

**ARTICLE 40**  
**Amend the Town of Natick By-Laws: Create New Committee**  
**(Daniel Sullivan et al)**

To see what action the Town will take to amend the Town of Natick By-Laws (“the By-Laws”), consistent with and pursuant to Article 2, Section 11(e) of the Town of Natick Home Rule Charter (“Committees”), the Massachusetts General Laws, Chapter 39 §16 or any other authority, to add a new and/or to amend an existing Article(s) or Section(s) of the By-Laws, including without limitation:

- i) to create a standing committee, appointed by the Moderator, for the purpose of study, review, recommendation and/or report to Town Meeting on zoning warrant articles, motions and related zoning matters in advance of and/or in connection with Town Meeting action; and
  - ii) to allow such committee to conduct studies and analyses of the Town for the purpose of providing information and reports to Town Meeting and the Town on zoning, land use and related matters; and
  - iii) to determine the name, size and composition of such committee and to specify the eligibility, term and/or qualifications for an individual to be a member of such committee; and
  - iv) to provide and/or to allow for such committee to provide input, report, advice and recommendation to the Finance Committee in connection with the Finance Committee’s consideration of warrant articles and other matters before Town Meeting and/or the Town; and
  - v) to provide that such committee, in connection with its work, have access to Town Counsel whether such provision is made in a new article or section of the By-Laws or within Article 22 – Town Counsel, Section 5 (c) of the By-Laws; and
  - vi) to specify any other powers, duties or responsibilities of such committee;
  - vii) provided however that no member of any elected Board or the Zoning Board of Appeals shall be eligible to serve on said committee;
- or otherwise act thereon.

**ARTICLE 41**  
**Snow Removal ByLaw**  
**(Paul Griesmer, Joshua Ostroff, et al)**

To see what action(s) the Town will take to help ensure public safety, access and convenience by amending Article 50 Section 18 and/or Article 92 of the Town ByLaws:

- 1) to clarify and/or to define, whether in whole or in part, what the term “public way(s)” shall mean for the purposes of Article 50 Section 18 or other purposes in the Bylaws, potentially including, without limitation, that the term “public way(s)” shall include streets to which the public has right of access; and/or
- 2) to change any fine in Section 18 to a different number or a schedule of fines for first and any enumerated or further list of offenses, and/or to add such fines or schedule to Article 92 of the ByLaws and provide a cross reference from Article 50 Section 18 to Article 92, and/or to delete or to modify subsection “a” in whole or in part and/or to add or to rearrange subsections within Article 18 to establish fines; and/or
- 3) to delete or to modify existing subsection “b” of Article 50 Section 18 and/or add new text in Article 50 Section 18; and/or
- 4) to insert a provision in subsection “b” or in a new subsection that no persons except employees and contractors of the Town in the lawful or authorized performance of Town snow removal duties, shall either move snow into and leave such snow within, or deposit and leave snow in any improved portion of i) any public sidewalk, ii) street or iii) public way or any part(s) thereof, so as to obstruct or impede regular snow removal operations of the Town; and/or
- 5) to provide that such prohibition above shall not prevent and shall not apply to the clearing, by persons other than Town employees or town contractors, of snow from either public ways, or improved sidewalk or street portions of public ways, where snow is or has been left un-

cleared by Town snow removal operations; provided that A) such snow clearing does not leave snow in sidewalks or streets areas already cleared by the Town, B) is incidental to or necessary for clearing access to private driveways, private sidewalks, private buildings or mailboxes and/or C) does not prevent or impede regular snow removal operations conducted by the Town to any greater extent than those regular Town snow removal operations would or should have done; and/or

- 6) to clarify or to define that “regular snow removal operations” refers to or means those snow removal operations, both which and in the manner they are regularly or routinely conducted by the Town in a timely manner practicable after a snowstorm; and/or
- 7) to make any other changes to the text of the Bylaws consistent with accomplishing the general purposes of this article, which purposes include, without limitation, the goals of ensuring public safety, access and convenience; allowing the Town to clear snow efficiently and effectively from improved sidewalks, streets or other portions of public ways; and of allowing residents and private property owners the ability to clear access to their properties; or otherwise act thereon.

## **ARTICLE 42**

### **Technical Changes to Charter and By-Laws**

#### **(Paul Griesmer et al)**

To see what action(s) the Town will take to amend the Town of Natick Home Rule Charter and/or the Town of Natick By-Laws (“the By-Laws”), to add new definitions, to amend existing articles and/or sections, whether by adding new language, removing existing language, changing exiting language or otherwise, and/or to add new articles and or sections including without limitation:

- 1) to restore, in whole or in part, or otherwise to provide new requirements within Article 7 Section 9 (a) of the Charter the provisions for calling meetings of multiple member bodies and notification to members including potentially, but not limiting the foregoing, a) that such meetings be called by the i) Chair, Vice Chair and/or secretary/clerk of the multiple member body and /or ii) 1/3 of the members of the multiple member body and b) that a minimum of 48 hours or 2 day notice, including the agenda items and/or then available advance materials, be given to each member of the multiple member body and/or c) that subsequently available advance materials be given to all members either in advance or at the same time; and/or
- 2) to clarify in Article 3 of or elsewhere in the Bylaws or the Charter a) that the Finance Committee public hearings on the proposed budget and its individual elements as described in and/or discussed in Article 5 Fiscal Procedures of the Charter and/or as contemplated in Article 23 of the Bylaws shall be required public hearings within the meaning of and subject to the requirements of Town Meeting Time, and/or b) that such public hearing requirements of Town Meeting Time shall also apply to or pertain to the subject matter of any related warrant article or portion thereof which includes any element of the proposed budget whether such preceding clarification(s) is(are) new or for the avoidance of any doubt and/or misunderstanding, and /or c) to allow Town Meeting, by 4/5ths or other greater super majority vote or unanimous consent, to consider part(s) of the proposed budget which have not been so heard by the Finance Committee or to prohibit, within the Bylaws or charter, such consideration until after the required public hearing is held and/or e) to determine whether the provisions of this paragraph of this warrant article shall also apply to all financial warrant articles and/or other warrant articles which are not part of the proposed provided that any such requirement(s) must also apply to all of the elements and/or items of the proposed budget; and/or
- 3) to create a definition of “resident” and /or “taxpayer” and/or to clarify that such terms mean only “of the Town of Natick” and/or to clarify the meaning of “of the Town of Natick”; and/or
- 4) to determine and or to define, without limitation, whether “resident” shall a) be defined in accordance with existing Federal, state or other statutes, regulations, legal requirements and/or practices of residency and/or b) be limited to or consist solely of individual human beings and/or to specify that any person registered to vote in a community other than the Town of Natick is not considered a resident of the Town; and/or

5) to determine and/or to define, without limitation, whether “taxpayer” shall a) be limited to or consist of real estate, personal property and/or other types of taxpayers, b) be limited to or consist of current taxpayers or taxpayers within the current fiscal year or other period(s) to be specified, c) to define whether taxpayer means and/or includes i) the actual payer of the tax, ii) the owner on whose behalf the tax is paid, iii) the owner of property who has paid tax or is subject to taxation, including taxes accruing and/or payable, d) to define whether the assessor’s records and/or registry of deeds shall be conclusive for determining taxpayer status and/or e) to provide that taxpayers who no longer own property in the Town will not be considered taxpayers even if they paid tax within the current fiscal year; and/or

6) to determine whether these or any other new or existing definitions shall apply a) throughout the charter, b) for the purposes of specified articles and/or sections of the charter with such specific sections, if any, to be determined under this warrant article, c) throughout the ByLaws and/or d) for the purposes of specified Articles or sections of the ByLaws with such specific sections, if any, to be determined under this warrant article; and/or

7) to amend Charter Article 2 Section 10 (c) to a) completely re write this section, b) amend any wording within this section in whole or in part, c) to change the word “participate” in this section to “speak” or some other more limited term or verb, d) to change or delete the words “in the proceedings” so that the actions contemplated therein i) be limited to speaking and/or to other specified acts of participation, ii)) specifically exclude the ability to make motions and/or iii) be modified/limited in some further or other manner; and/or

8) to provide that corporate and/or other taxpayers who are not individual human beings shall a) be able to participate within the meaning of Charter Article 2 Section 10 (c) only through their officers and/or directors as listed with the Corporations Division of the Secretary of State of the Commonwealth, b) to i) limit such taxpayers in the previous clause to one or some other number of speaker(s) and/or ii) provide that such taxpayers shall be considered to be speaking for a second or further time when any officer or director of such corporation or legal entity seeks to be recognized for a second or further time on an article or motion in the basis of standing as a taxpayer, and/or c) to preclude non-resident and or non-taxpayer representatives, attorneys and/or agents of such taxpayers and/or of any resident from speaking without permission of Town Meeting, whether these changes in this paragraph are made i) within Article 2 of the Charter, ii) the text of new or existing definitions in the Charter and/or Bylaws, iii) within Article 3 of the Bylaws and/or other appropriate Article or section of the charter or bylaws; and/or

9) to change Charter Article 7 Section 9 b so that the members of the public be changed to or defined as residents or taxpayers, as defined, and /or as contemplated elsewhere within this warrant article and/or to provide or to limit the subjects about which questions may be asked, opinions stated and/or information exchanged be limited and/or to determine the manner, type or extent of such limitation(s) and/or to require that any such topics be limited to matters which are within the i) official scope, authority, reach, extent, purview, depth, width, responsibility, jurisdiction, role and/or responsibility of a multiple member body and/or ii) current practice of such multiple member body and/or to define current practice whether within the aforesaid section or elsewhere in the charter or Bylaws and/or iii) to provide that current practice of a multiple member body shall be measured only from the most recent annual and/or once a year reorganization of a multiple member body; and/or

10) to clarify in Article 3 of or elsewhere in the Bylaws or the charter a) that the Finance Committee public hearings as discussed in Article 5 Fiscal Procedures of the Charter and/or as contemplated in Article 23 of the Bylaws shall be public hearings at which only residents and /or taxpayers, as defined, shall have the right to speak and/or be heard, that persons who are not residents or not taxpayers may be heard only with the permission of the Finance Committee as contemplated for rules provided elsewhere within this warrant article for multiple member bodies; and/or

11) to amend the Charter to allow the representative Town Meeting by ByLaw i) to create uniform rules for all multiple member bodies with regard to any of the subject matter in Article 7

section 9(b) of the Charter, ii) to create and apply such rules to certain multiple member bodies only and/or iii) to create and apply such rules to all multiple member bodies with specific exceptions; and/or

12) to create and to apply any other definitions within all or certain parts of the charter and /or bylaws to accomplish the purpose(s) of this warrant article;

or otherwise act thereon.



The above articles are to be acted upon and determined exclusively by Town Meeting Members in accordance with Chapter 2 of the Acts of 1938 and Amendments thereto and the Town Charter and subject to the referendum provided thereby.

And you are directed to serve this Warrant by causing an attested copy of said Warrant to be posted in the Post Office in said Natick; and at the following public places in said Natick, to wit: Precinct 1, Reliable Cleaners, 214 West Central Street; Precinct 2, Cole Recreation Center, 179 Boden Lane; Precinct 3, Kennedy Middle School, 165 Mill St.; Precinct 4, Lola's, 9 Main Street; Precinct 5, Wilson Middle School, 22 Rutledge Road; Precinct 6, East Natick Fire Station, 2 Rhode Island Avenue; Precinct 7, Lilja Elementary School, 41 Bacon Street; Precinct 8, Natick High School, 15 West Street; Precinct 9, Community Senior Center, 117 East Central Street and Precinct 10, Memorial Elementary School, 107 Eliot Street.

Above locations being at least one public place in each Precinct, in the Town of Natick, and also posted in the Natick U.S. Post Office, Town Hall, Bacon Free Library and Morse Institute Library seven days at least before October 16, 2018; also by causing the titles of the articles on the Warrant for the 2018 Fall Annual Town Meeting to be published once in the Newspaper called "The MetroWest Daily News," with notice of availability of an attested copy of said Warrant, said Newspaper published in the Town of Natick and said publication to be August 24, 2018.

Hereof fail not and make due return of this Warrant with your doings thereon to the Town Clerk at or before the time appointed for holding said meeting.

Given under our hands this, 20th Day of August, 2018.

---

AMY K. MISTROT  
Chair

---

SUSAN G. SALAMOFF  
Vice Chair

---

MICHAEL J. HICKEY, JR  
Clerk

---

JONATHAN H. FREEDMAN  
Member

---

RICHARD P. JENNETT, JR  
Member

***Board of Selectmen for the Town of Natick***

Certified copies of the Warrant are available at the Office of the Town Clerk, Natick Town Hall, 13 East Central St., Natick, MA between the hours of 8:00 a.m. – 5:00 p.m., Monday through Wednesday; 8:00 a.m.-7:00 p.m. on Thursday and 8:00 a.m.-12:30 p.m. Friday; the Warrant may also be accessed from the Town web site [www.natickma.gov](http://www.natickma.gov).

---

**ITEM TITLE:** 2018 Special Town Meeting No. 2 Warrant Articles

**ITEM SUMMARY:**

---

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Warrant	9/1/2018	Cover Memo

**WARRANT**  
**2018 SPECIAL TOWN MEETING #2**  
**October 2, 2018**

THE COMMONWEALTH OF THE MASSACHUSETTS

Middlesex, ss

To Any Constable of the Town of Natick in said County:  
Greeting:

In the name of the Commonwealth of Massachusetts you are required to notify the qualified Town Meeting Members of the said Town of Natick to meet in the Wilson Middle School, 22 Rutledge Road, Natick on **Tuesday Evening October 2, 2018 at 7:30 PM**, then and there to act on the following Articles:

- |           |   |
|-----------|---|
| Article 1 | Excise Tax on Retail Sales of Marijuana for Adult Use   |
| Article 2 | Marijuana Establishments Zoning Bylaw Amendment   |
| Article 3 | Amend Zoning By-Law to create, extend, and/or modify the existing Temporary Moratorium Regarding Recreational Marijuana Establishments currently located in Section III-K: Marijuana Establishments of the Natick Zoning Bylaws |
| Article 4 | Amend Town of Natick By-law Article 10: Board of Selectmen  |

**ARTICLE 1**  
**Excise Tax on Retail Sales of Marijuana for Adult Use**  
**(Town Administrator)**

To see if the Town of Natick will vote to accept Massachusetts General Laws Chapter 64N, Section 3 to impose local sales tax upon sale or transfer of marijuana or marijuana products by a marijuana retailer operating within the Town of Natick, to anyone other than a marijuana establishment, at a rate not greater than 3 per cent of the total sales price received by the marijuana retailer, or to otherwise act thereon.

**ARTICLE 2**  
**Marijuana Establishments Zoning Bylaw Amendment**  
**(Planning Board)**

To see if the Town will vote to amend the Town of Natick Zoning By-Laws and Map with regards to establishing reasonable regulations regarding the time, place and/or manner of adult use marijuana establishments per G.L. c. 94G, including but not limited to the following:

- Replace and/or modify the existing “Section III-K: Marijuana Establishments” with a new “Section III-K: Adult Use Marijuana Establishments” which address the following topics:
  - Specify the purpose, scope, and/or objective;
  - Specify the applicability of the provisions;
  - Specify the relationship with underlying districts and regulations;
  - Create, amend, and/or add definitions;
  - Specify the place, time and/or manner;
  - Create and/or specify the regulation of the use(s), including but not limited to any special provisions and/or limitation of the use(s) such as creating a use regulation table, establishing buffer zones, relationship to existing uses, location to other similar establishments, and/or other special provision regarding where such uses can be located or operated;
  - Create and/or specify the special Permit and/or site plan requirements and/or process;
  - Create and/or specify provisions, if any, for licensing requirements, community outreach, community host agreement, energy use, parking and traffic impacts, waiver provisions, enforcement, inspections, screening and/or other visual impacts, signage, and/or other neighborhood and abutter protections; and/or
- Amend and/or modify the Town of Natick Zoning Bylaw to create one or more Adult Use Marijuana Establishment overlay zoning district(s) in Section II – Use Districts, II-A Types of Districts; and/or
- Amend the Town of Natick zoning map, as referenced under Section II-B Location of Districts (Zones) subsection 1 to locate one or more Adult Use Marijuana Establishment overlay zoning district(s) on parcels with current underlying zoning allowing commercial, retail, and/or industrial uses either by right or by special permit;
- And/or extend and/or modify an existing temporary moratorium regarding recreational marijuana establishments and related uses currently located in Section III-K: Marijuana Establishments of the Town of Natick Zoning Bylaws. The existing moratorium is in effect through December 31, 2018 or six (6) months from the date of adoption of regulations to implement the Acts by the Cannabis Control Commission, whichever is later. The proposed extension and/or modification of the existing moratorium shall be in effect for a period up to, but not exceeding, an additional six (6) months from December 31, 2018, unless said moratorium is extended, modified or rescinded by a subsequent action of Town Meeting;

or otherwise act thereon.

### **ARTICLE 3**

#### **Amend Zoning By-Law to create, extend, and/or modify the existing Temporary Moratorium Regarding Recreational Marijuana Establishments currently located in Section III-K: Marijuana Establishments of the Natick Zoning Bylaws (Town Administrator)**

To see if the Town will vote to amend the Natick Zoning By-Law pursuant to Chapter 334 of the Acts of 2016, subsequently amended, in part, by Chapter 351 of the Acts of 2016, entitled “An Act Further Regulating the Cultivation of Marijuana and Marihuana,” and by Chapter 55 of the Acts of 2017, entitled “An Act to Ensure Safe Access to Marijuana” (collectively, the “Acts”) by creating, extending and/or modifying an existing temporary moratorium regarding recreational marijuana establishments and related uses currently located in Section III-K: Marijuana Establishments of the Natick Zoning Bylaws. The existing moratorium is in effect through December 31, 2018 or six (6) months from the date of adoption of regulations to implement the Acts by the Cannabis Control Commission, whichever is later. The proposed extension and/or modification of the existing moratorium shall be in effect for a period up to, but not exceeding, an additional six (6) months from December 31, 2018, unless said moratorium is extended, modified or rescinded by a subsequent action of Town Meeting; the purpose of said moratorium extension is to allow the Town of Natick adequate time to consider whether and/or how to allow, prohibit and/or regulate marijuana establishments and related uses as outlined in the Acts, in accordance with applicable state laws and regulations, and to undertake an appropriate planning process; or otherwise act thereon.

### **ARTICLE 4**

#### **Amend Town of Natick By-law Article 10: Board of Selectmen (Town Administrator)**

To see whether the Town will vote to amend the Town of Natick By-Laws, Article 10, Board of Selectmen by adding a new Section 5: Marijuana Licensing, the purpose of which shall be to create a local licensing process for Marijuana Establishments pursuant to G.L. c.94G Section 3 and 935 CMR 500, under the authority of the Board of Selectmen, to include provisions for regulations, hearings, applications, enforcement, limitation on licenses, and/or other requirements that may be adopted by the Board of Selectmen under such licensing authority; or otherwise act thereon.

The above articles are to be acted upon and determined exclusively by Town Meeting Members in accordance with Chapter 2 of the Acts of 1938 and Amendments thereto and the Town Charter and subject to the referendum provided thereby.

You are directed to serve this Warrant by causing an attested copy of said Warrant to be posted in the Post Office in said Natick, and at the following public places in said Natick, to wit: Precinct 1; Reliable Cleaners, 214 West Central Street; Precinct 2, Cole Recreation Center, 179 Boden Lane; Precinct 3, Kennedy Middle School, 165 Mill St.; Precinct 4, Lola's, 9 Main Street Precinct 5, Wilson Middle School, 22 Rutledge Road; Precinct 6, East Natick Fire Station, 2 Rhode Island Avenue; Precinct 7, Lilja Elementary School, 41 Bacon Street; Precinct 8, Natick High School, 15 West Street; Precinct 9: Community-Senior Center, 117 East Central Street and Precinct 10, Memorial Elementary School, 107 Eliot Street.

Above locations being at least one public place in each Precinct, in the Town of Natick, and also posted in the Natick U.S. Post Office, Town Hall, Bacon Free Library and Morse Institute Library seven days at least before October 2, 2018; also by causing the titles of the articles on the Warrant for the 2018 Special Town Meeting #2 to be published once in the Newspaper called "The

Metrowest Daily News," with notice of availability of an attested copy of said Warrant, said Newspaper published in the Town of Natick and said publication to be August 31, 2018.

Hereof fail not and make due return of this Warrant with your doings thereon to the Town Clerk at or before the time appointed for holding said meeting.

Given under our hands this 27<sup>th</sup> day of August, 2018.

***Board of Selectmen for the Town of Natick***

\_\_\_\_\_  
AMY K. MISTROT  
Chair

\_\_\_\_\_  
SUSAN G. SALAMOFF  
Vice Chair

\_\_\_\_\_  
MICHAEL J. HICKEY, JR  
Clerk

\_\_\_\_\_  
JONATHAN H. FREEDMAN  
Member

\_\_\_\_\_  
RICHARD P. JENNETT, JR  
Member

Certified copies of the Warrant are available at the Office of the Town Clerk, Natick Town Hall, 13 East Central St., Natick, MA between the hours of 8:00 a.m. – 5:00 p.m., Monday through Wednesday; 8:00 a.m.- 7:00 p.m. on Thursday and 8:00 a.m.-12:30 p.m. Friday; the Warrant may also be accessed from the Town web site [www.natickma.gov](http://www.natickma.gov).

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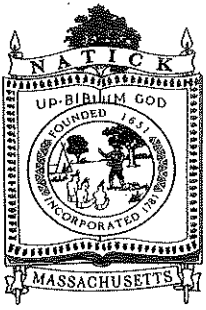
**ITEM TITLE:** Confirm Town Administrator's Re-Appointment of Lori Zalt to the Commission on Disability

**ITEM SUMMARY:**

---

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Reappointment letter	9/5/2018	Cover Memo



*Town of Natick*  
*Massachusetts 01760*  
*www/natickma.gov*

Melissa A. Malone  
Town Administrator

William D. Chenard  
Deputy Town Administrator/Operations

John M. Townsend  
Deputy Town Administrator/Finance

August 23, 2018

Lori Zalt  
1 Chrysler Road #313  
Natick, MA 01760

Dear Ms. Zalt:

This is to advise you of my intent to re-appoint you as a member of the Commission on Disability. Consideration of your appointment will be presented to the Board of Selectmen on September 6, 2018. If the Board accepts my recommendation the appointment shall become effective on September 22, 2018. Your appointment to the Commission on Disability will expire on June 30, 2021.

Please contact Town Clerk Diane Packer at 508 647-6430 or [dpacker@natickma.org](mailto:dpacker@natickma.org) at your earliest convenience to make arrangements for your swearing in. Also, please have this letter with you when you are sworn in by the Town Clerk.

Thank you for your continued time and commitment to the Commission on Disability.

Sincerely,

Melissa A. Malone  
Town Administrator

CC: Town Clerk



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**ITEM TITLE:** Approve Appointment to the Zoning Board of Appeals: Geoff Lewis  
**ITEM SUMMARY:** Term Expires May 1, 2020

---

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
ZBA Packet	9/5/2018	Cover Memo
Geoff Lewis Application for Term Expiring 2020	9/5/2018	Cover Memo
Geoff Lewis Resumne	9/5/2018	Cover Memo



# ZONING BOARD OF APPEALS

## BOARD DETAILS



OVERVIEW



**SIZE** 8 Seats



**TERM LENGTH** 36 Months



**TERM LIMIT** N/A

### Overview

The Zoning Board of Appeals consists of 5 regular members and 3 associate members, all appointed by the Board of Selectmen. Five members sit on each case brought before the Board. They have the power to hear and decide the following petitions:

Appeals from decisions of the Building Inspector

Special Permits as allowed within the Natick Zoning Bylaws

Variances from the Natick Zoning Bylaws  
Appeals in accordance with Section 8 of Chapter 40A of Massachusetts General Laws

Variances for commercial and residential properties



DETAILS

### ENACTING RESOLUTION

ENACTING RESOLUTION  
WEBSITE



# ZONING BOARD OF APPEALS

## BOARD ROSTER



**KATHERINE M DURRANE**

**2nd Term** May 02, 2017 - May 01, 2020

**Appointing Authority** Board of Selectmen

**Position** Member



**DAVID R. JACKOWITZ**

**2nd Term** May 02, 2016 - May 01, 2019

**Appointing Authority** Board of Selectmen

**Position** Vice-Chair



**SCOTT W. LANDGREN**

**4th Term** May 02, 2016 - May 01, 2019

**Appointing Authority** Board of Selectmen

**Position** Chair



**GEOFFREY S LEWIS**

**2nd Term** May 02, 2018 - May 01, 2021

**Appointing Authority** Board of Selectmen

**Position** Associate Member



**MICHAEL LYNCH**

**1st Term** Jun 12, 2018 - May 01, 2021

**Appointing Authority** Board of Selectmen

**Position** Associate Member



**JASON P. MAKOFSY**

**2nd Term** May 01, 2018 - May 01, 2021

**Appointing Authority** Board of Selectmen

**Position** Member



**ROBERT K. STECKBECK**

**2nd Term** May 02, 2016 - May 01, 2019

**Appointing Authority** Board of Selectmen

**Position** Associate Member



**VACANCY**

**Position** Member

# Profile

Geoffrey

S

Lewis

First Name

Middle Initial

Last Name

glewis.zba@natickma.org

Email Address

6 Avon Street

Street Address

Suite or Apt

Natick

City

MA

State

01760

Postal Code

What district do you live in? \*

☒ Precinct 9

Mobile: (617) 780-7804

Business: (617) 330-8046

Primary Phone

Alternate Phone

Colliers International

Vice President

Employer

Job Title

Which Boards would you like to apply for?

Zoning Board of Appeals: Submitted

Are you a registered voter in the Town of Natick?

☒ Yes ☐ No

Have you ever attended a Natick town meeting?

☒ Yes ☐ No

Have you ever served on a board, committee, or commission in the Town of Natick?

☒ Yes ☐ No

**If yes, please list name(s) of board, committee or commissions, along with date(s) of service:**

Current member of ZBA (2017 to present) Senior Planner, Natick CED, 2015-2016

---

## **Interests & Experiences**

**Why are you interested in serving on a board or commission? Are there any changes you would like to see to these boards, committees and/or commissions?**

I have two decades experience in real estate, planning, and development review. I am also interested in design, green building, and transportation.

**Are you a graduate of the Natick Community Services Citizen's Leadership Academy?**

☐ Yes ☒ No

**Please list any skills or specialized knowledge you can bring to these boards, committees and/or commissions.**

I was a senior PM at the BRA, managing the approval processes for dozens of high profile projects in the City of Boston. I am very familiar with zoning, zoning laws, and Natick zoning by-laws. I also was instrumental in Boston's inclusionary development policy, now one of the most successful affordable housing programs in the nation.

**Please list any professional affiliations.**

NAIOP, ULI

**Let us know what other specialized interests or hobbies you might have.**

[Geoff\\_Lewis\\_Resume\\_Natick\\_ZBA.pdf](#)

Upload a Resume

## Summary of Qualifications

**Program and Project Management:** Guided the approval and entitlement of complex real estate projects in the City of Boston. Directed and implemented the BRA's housing and funding programs.

**Financial Analysis:** Analyze development budgets and operating pro formas to determine financial feasibility and make recommendations regarding appropriate project mitigation.

**Strategy and Communications:** Extensive experience delivering testimony at legislative hearings, handling press inquiries, and conducting public meetings.

**Neighborhood Planning:** Directed the planning and redevelopment of the Charlestown Navy Yard. Responsible for developing a strategic plan for MCCA-owned property in South Boston.

**Policy Development and Implementation:** Developed and supported the BRA's legislative agenda, balancing the needs of competing internal and external stakeholders. Served on several commissions and task forces.

**Research and Analysis:** Prepared over two dozen reports on Boston's real estate markets, economy, and demographics.

## Professional experience

### Colliers International Vice President

June 2016 to present

- Lead City and State permitting processes for clients' development projects
- Provide advisory services to clients seeking to sell, purchase, or develop property

### Town of Natick Senior Planner

December 2015 to June 2016

Planner for Natick, MA (pop. 33,000)

- Lead the disposition process for two parcels in Natick Center. Town aims to provide parcels at no cost in exchange for a private development program including 400+ structured parking spaces for town businesses, residents, and employees.
- Conducted site plan review for various projects including local shopping center, industrial uses, R&D facilities, and multi-family housing.
- Managed the acquisition of Rights-of-Way for the Cochituate Rail Trail from CSX, Phase I testing, title research, and takings process.
- Managed the design of the Cochituate Rail Trail and the Route 27 improvements with MassDOT.

### Massachusetts Convention Center Authority Senior Project Manager

April 2013 to November 2015

Member of Capital Projects Team responsible for the planning, design, permitting, and construction of the proposed Boston Convention & Exhibition Center expansion and related projects.

- Directed the design, permitting, and construction of a parking lot and private roadways to serve two new hotels totaling 510 keys.
- Led pre-development activities for two parking garages including planning, permitting, siting, design guidelines and financial analysis.
- Prepared and evaluated Requests for Proposals for architectural, engineering, and permitting firms.
- Represented the MCCA on the South Boston Waterfront Sustainable Transportation Plan charged with identifying transportation improvements in the South Boston Waterfront.

## **Boston Redevelopment Authority**

**September 1997 to March 2013**

### **Senior Project Manager**

**2005 to 2013**

- Responsible for managing and coordinating the Article 80 design and development review of complex commercial, residential and institutional projects throughout the City of Boston.
- Directed the planning and development of two million square feet in the Charlestown Navy Yard (CNY), including revisions to the design guidelines and development plans, the disposition of BRA-owned land, tenant relations, environmental concerns, and coordinating the approvals of federal, state and local agencies with regulatory authority over the CNY.
- Developed and implemented the City of Boston's Inclusionary Development Policy, producing over 1,500 units of affordable housing and raising over \$30 million for housing programs.
- Analyzed development budgets and pro formas of developments and made funding recommendations to the BRA Director and Board. Assisted and advised developers in meeting their affordable housing and mitigation requirements under the City's policies.

### **Assistant Director of Policy**

**2001 to 2005**

- Developed and implemented the BRA's internal and external policies.
- Conceived, drafted, and supported the BRA's housing, economic development, and municipal finance legislation for consideration in the Massachusetts General Court.

### **Senior Research Associate/Economist**

**1997 to 2001**

- Worked closely with the BRA's Chief Economist to analyze and report on issues of interest to the Agency. Prepared over two dozen reports on varied topics such as the history of Boston's economy, the demand for student housing, the balance between housing and commercial development in the South Boston Waterfront, and the results of the 2000 Census.

## **Education**

### **Master of Planning, Urban and Environmental Planning, 1997**

- University of Virginia, Charlottesville, Virginia

### **Bachelor of Arts, Government and Politics, 1993**

- George Mason University, Fairfax, Virginia

### **Professional Development Courses, 2005-2008**

- MIT Center for Real Estate, Cambridge, Massachusetts

### **Emerging Leaders Program, 2002, UMass Boston**

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**ITEM TITLE:** Sign Proclamation for Diaper Need Awareness Week

**ITEM SUMMARY:**

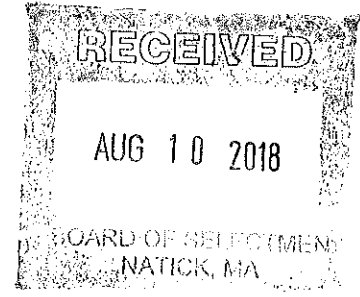
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**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Request & Info	9/1/2018	Cover Memo
Proclamation	9/1/2018	Cover Memo



The Diaper Project at A Place to Turn  
99 Hartford St.  
Natick, MA 01760  
508-872-7125  
bendaeve@gmail.com



August 8, 2018

Melissa Malone, Town Administrator  
Natick Town Hall  
13 East Central St.  
Natick, MA 01760

Dear Ms. Malone:

I am writing to you as the volunteer Coordinator of The Diaper Project at A Place To Turn located in Natick, MA and serving residents in Natick to request that the Town of Natick proclaim **September 24 – 30, 2018 as Diaper Need Awareness Week**. Your proclamation would be used to inform the Natick community that there are families who cannot afford diapers for their children and there are diaper banks across the country and in Natick and surrounding communities that are helping families obtain the diapers they need.

Last year, diaper banks in the National Diaper Bank Network secured similar proclamations from the governors or state legislatures in 31 states as well as from mayors and county officials in 181 cities and counties representing 38 states throughout the country.

Both The Diaper Project at A Place To Turn and the Salvation Army in Framingham are members of the National Diaper Bank Network, which has been actively raising awareness and addressing diaper need across the country. The National Diaper Bank supports a network of over two hundred active diaper distribution programs located in nearly every state in the United States. Massachusetts has twelve NDBN member diaper banks that distribute 1,164,882 diapers annually. In 2017, The Diaper Project at A Place To Turn distributed 80,902 diapers to 1,152 families.

Along with the National Diaper Bank Network, individual diaper banks in Massachusetts and across the country will hold events and work with their local and state governments to raise awareness of this need and the good work that diaper banks do to help parents obtain this basic necessity for their children.

I have enclosed sample language that might be helpful in drafting a proclamation. We look forward to working with your office on this proclamation and in representing our state and the town of Natick in this national campaign. I may be contacted at 508-872-7125 or bendaeve@gmail.com.

I have also enclosed the National Diaper Bank Network report "Massachusetts 2017 Baby Diaper Facts."

Thank you for your consideration.

Sincerely,

Eva Benda  
Coordinator, The Diaper Project at A Place To Turn

By \_\_\_\_\_ : an

### Official Statement

Whereas, Diaper Need, the condition of not having a sufficient supply of clean diapers to ensure that infants and toddlers are clean, healthy and dry, can adversely affect the health and welfare of infants, toddlers and their families; and

Whereas, national surveys report that one in three mothers experiencing diaper need at some time while their children are less than three years of age and forty-eight percent of families delay changing a diaper to extend their supply; and

Whereas, the average infant or toddler requires an average of at least 50 diaper changes per week over three years; and

Whereas, there are no government assistance programs for the purchase or provision of diapers, and a sufficient supply of diapers can cost as much as six percent of a full-time minimum wage worker's salary, therefore obtaining a sufficient supply of diapers can cause economic hardship to families; and

Whereas, a supply of diapers is generally an eligibility requirement for infant and toddlers to participate in childcare programs and quality early education programs; and

Whereas, the people of Natick recognize that addressing Diaper Need can lead to economic opportunity for Natick's low-income families and can lead to improved health for our families and our community; and

Whereas, Natick is proud to be home to various community organizations that recognize the importance of diapers in helping provide economic stability for families and distribute diapers to poor families through various channels; now

Therefore, I, \_\_\_\_\_ of the Town of Natick, Massachusetts, do hereby proclaim the week of September 24<sup>th</sup> through September 30<sup>th</sup>, 2018 as

### DIAPER NEED AWARENESS WEEK

in the Town of Natick and encourage the citizens of Natick to donate generously to diaper banks, diaper drives, and those organizations that distribute diapers to families in need to help alleviate diaper need in Natick.

# Massachusetts Baby Diaper Facts

Compiled by the National Diaper Bank Network

Diapers are as essential to a baby's healthy development as a mother's love. Keeping infants and toddlers clean, dry, and healthy is key to building a solid foundation for all children to reach their full potential. But many babies don't have the clean diapers they need.

## Massachusetts's Children Need Diapers

### Massachusetts

**215,673**

Total population under  
age 3

**16%**

of children under  
age 18 are infants  
or toddlers

**12%**

Live in families  
earning less than  
100% of FPL

**15%**

Live in families  
earning  
100% to 200%  
of FPL

### United States

**11,957,307**

Total population under  
age 3

**16%**

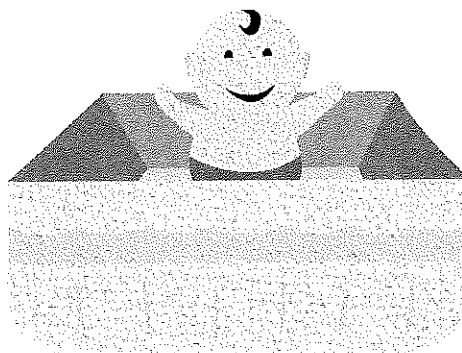
of children under  
age 18 are infants  
or toddlers

**20%**

Live in families  
earning less than  
100% of FPL

**21%**

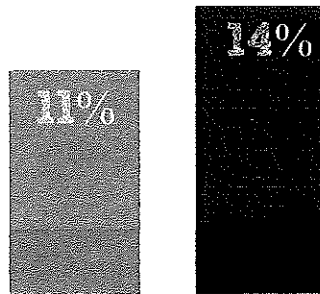
Live in families  
earning  
100% to 200%  
of FPL



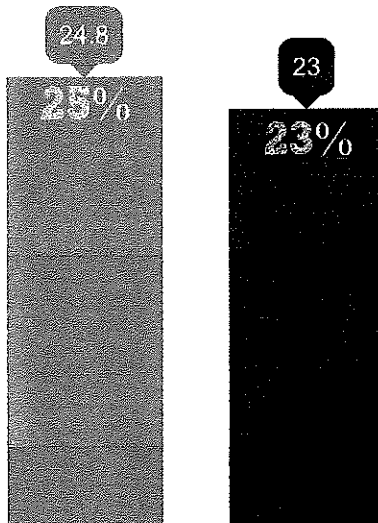
# Massachusetts's Babies Need Strong Foundations

Children in low-income families are at greatest risk of suffering the effects of diaper need because many families can't afford diapers. Current public support programs help some, but young children have additional needs necessary to build a strong foundation for healthy growth and to reach their fullest potential.

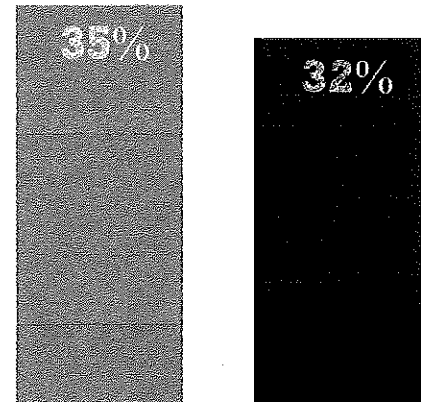
Percentage of SNAP Recipients Under Age 5



Percentage of WIC Recipients that are Infants



Percentage of TANF Families with at least one child under age 3

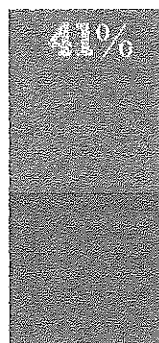


■ Massachusetts ■ United States



Percentage of Births Covered by Medicaid

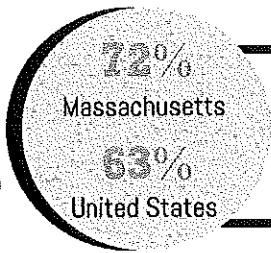
■ Massachusetts ■ United States



■ Massachusetts ■ United States

■ Massachusetts ■ United States

# Diapers Are Essential to the Well-Being of Massachusetts's Families



Mothers in the workforce with infants

Most working parents rely on child care. Most child care facilities require parents to provide diapers for their child. Without child care, parents can't work or attend school.

## Cost of Infant Care as a Percentage of Income

Massachusetts

14%

Two-Parent Households

United States

12%

61%

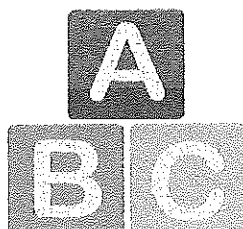
Single-Parent Households

42%

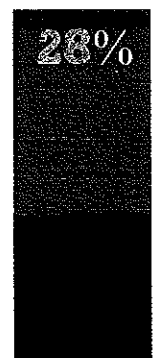
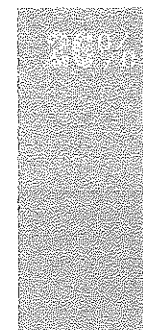
## Early Education Supports Help Massachusetts's Children

Early Head Start provides child and family development services for infants, toddlers, and pregnant women. Center-based EHS programs provide diapers for infants and toddlers. Other federally funded child care assistance programs don't. For families enrolled in the latter, not having access to diapers removes a key building block for strong families. Without diapers a parent can't go to work, and not working disqualifies a parent from vital child care resources.

Of the **149,986** infants, toddlers, and mothers who participate in Early Head Start, **1,852** are from Massachusetts



Children Under Age 3 Receive Federal Child Care Support

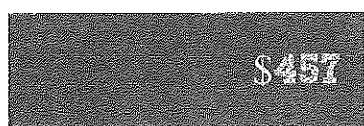
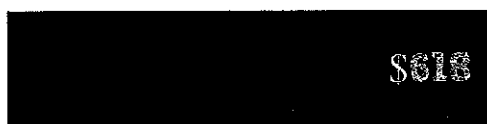


Massachusetts United States

# TANF & Diapers in Massachusetts

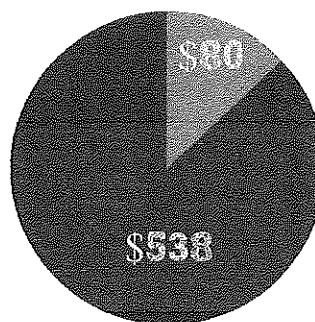
An average monthly supply of diapers costs approximately \$80. The only federal assistance program that can be used for diapers is TANF, but TANF has to cover many other expenses, including heat, electric and water bills, rent, clothing, transportation, and other basic needs. Little if any money is available to purchase enough diapers to keep a baby clean, dry, and healthy.

## Max Benefit for Family of 1 Parent & 2 Children



In Massachusetts there is NO EXEMPTION from the work-related activity requirement after the birth of a child for single parent households receiving TANF payments.

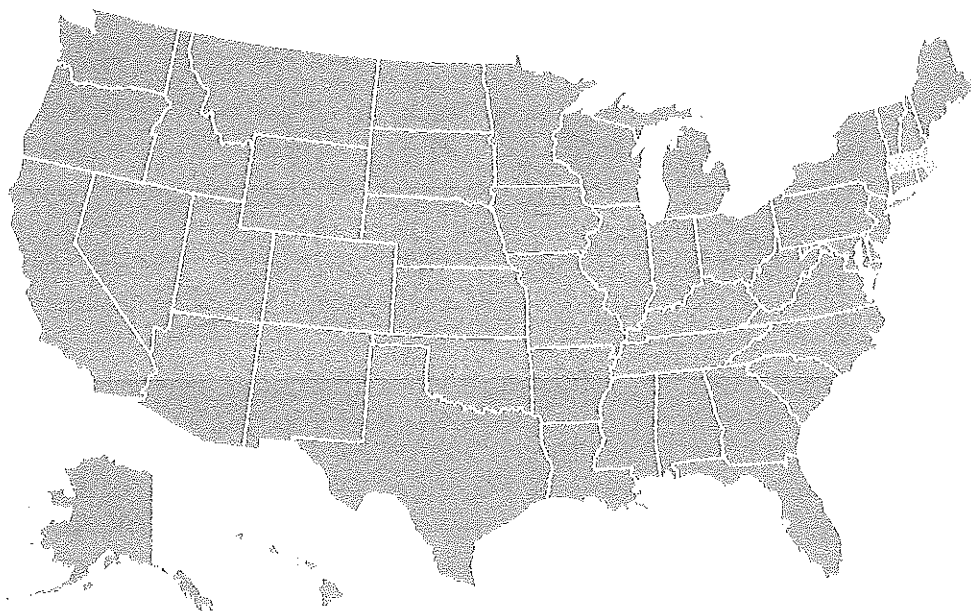
## Diaper Costs Compared to Benefit



■ Massachusetts ■ US Average

■ Diapers (12.94%) ■ Everything else (87.06%)

## Massachusetts Diaper Banks Help Fill the Gap



Massachusetts has

**12**

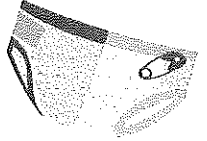
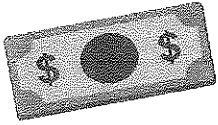
NDBN-member diaper banks that distribute

**1,164,882**  
diapers annually.

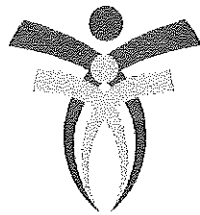
The National Diaper Bank Network's goal is to ensure that every child in the United States has enough diapers to remain clean, dry, and healthy. Diaper banks across the country are working to eliminate diaper need by providing families with diapers.

Nationally there are **300+** NDBN-member diaper banks  
distributing over  
**52 million** diapers annually!

All diaper banks require community support and donations  
of diapers and dollars to allow them to serve their  
communities.



Learn how you can help at  
[NationalDiaperBankNetwork.org](http://NationalDiaperBankNetwork.org)



National  
Diaper Bank  
Network

155 East Street, Suite 101 • New Haven, CT • 06511 • 203.821.7348



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Rev. Date 11/2017



Amy K. Mistrot, Chair  
Susan G. Salamoff, Vice Chair  
Michael J. Hickey, Jr., Clerk  
Jonathan H. Freedman  
Richard P. Jennett, Jr.



## *Proclamation*



*Whereas, Diaper Need, the condition of not having a sufficient supply of clean diapers to ensure that infants and toddlers are clean, healthy, and dry, can adversely affect the health and welfare of infants, toddlers, and their families; and*

*Whereas, national surveys report that one in three mothers experiencing Diaper Need at some time while their children are less than three years of age, and forty-eight percent of families, delay changing a diaper to extend their supply; and*

*Whereas, the average infant or toddler requires an average of at least 50 diaper changes per week over three years; and*

*Whereas, there are no government assistance programs for the purchase or provision of diapers, and a sufficient supply of diapers can cost as much as six percent of a full-time minimum wage worker's salary, therefore obtaining a sufficient supply of diapers can cause economic hardship to families; and*

*Whereas, a supply of diapers is generally an eligibility requirement for infants and toddlers to participate in childcare programs and quality early education programs; and*

*Whereas, the people of Natick recognize that addressing Diaper Need can lead to economic opportunity for Natick's low-income families and to improved health for our families and our community; and*

*Whereas, Natick is proud to be home to various community organizations that recognize the importance of diapers in helping provide economic stability for families and distribute diapers to poor families through various channels;*

*Now, therefore, the Natick Board of Selectmen hereby proclaims the week of September 24<sup>th</sup> through September 30<sup>th</sup>, 2018 as*

## *DIAPER NEED AWARENESS WEEK*

*In the Town of Natick and encourages the citizens of Natick to donate generously to diaper banks, diaper drives, and those organizations that distribute diapers to families in need to help alleviate Diaper Need in Natick.*

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*Amy K. Mistrot, Chair*

---

*Jonathan H. Freedman*

---

*Susan G. Salamoff, Vice Chair*

---

*Richard P. Jennett, Jr.*

---

*Michael J. Hickey, Jr., Clerk*



---

**ITEM TITLE:** Approve Request for Extension to Occupy a Public Way - Original Contracting 9/4-10/30/18

**ITEM SUMMARY:**

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**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Request	8/30/2018	Cover Memo
Police Recommendation	9/5/2018	Cover Memo
Approval for First Request	9/5/2018	Cover Memo
First Request & Police Recommendation	9/5/2018	Cover Memo

**From:** Thomas Kelly  
**Sent:** Tuesday, August 28, 2018 8:21 AM  
**To:** Donna Donovan <[ddonovan@natickma.org](mailto:ddonovan@natickma.org)>  
**Cc:** Adrian Neerayah ([adrian@originalcontracting.com](mailto:adrian@originalcontracting.com)) <[adrian@originalcontracting.com](mailto:adrian@originalcontracting.com)>  
**Subject:** RE: Original Contracting request to Selectmen

Hi Donna,

Concerning our repair work to the exterior brickwork at [10-20 Main Street](#) in Natick. Because the materials that were needed to complete the job took much longer to come in that was expected, and because of the unusually high number of days with rain in the past month, we are requesting a two month extension to complete this work. We will be taking the staging down for Natick days and we would like to put it up again after Natick days is over. We would also like to extend the streets to include Adams street when we put the staging back up.

Thanks for your consideration.

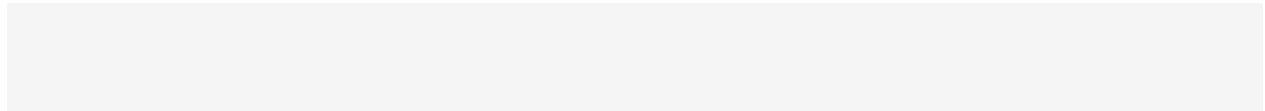
Patricia O'Neil <[poneil@natickma.org](mailto:poneil@natickma.org)>

Aug 28 (2 days ago)

to Thomas

Tom, we will need start and end dates. And just a portion of Adams or the entire street? Your request will have to go on another agenda for the selectmen to review.

## 2 Attachments



Thomas Kelly [via\\_netorg576167.onmicrosoft.com](mailto:via_netorg576167.onmicrosoft.com)

Aug 28 (2 days ago)

to me, Adrian

Hi Trish,

The dates would be September 4<sup>th</sup> through October 30<sup>th</sup>. We would just need the Area 10-20 portion of Adams Street. Please let me know if you need anything else from us.

Thanks



Patricia O'Neil <poneil@natickma.org>

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## Original Contracting Extension Request

2 messages

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[REDACTED]

[REDACTED]

[REDACTED]



[REDACTED]

---

**Brian Lauzon** <lauzon@natickpolice.com>

Tue, Sep 4, 2018 at 12:00 PM

To: Patricia O'Neil <poneil@natickma.org>

Trish,

Regarding this request, I originally recommended that the BOS approve this with the understanding that the structures and equipment associated with this work be removed from the area in advance of Natick Days (Saturday 9/8, Sunday 9/9-rain date.) I know that a permit has been issued to the Natick Days Committee to use Adams Street between Court Street and South Avenue. By leaving this set up on the street it may interfere with any plans Natick Days may have for the use of the street. My recommendation is that the contractor remove as much of his equipment off site until after Sunday 9/9 and then be allowed to put it back on Monday 9/10. I would also recommend that any new permits have an end date that corresponds with other road opening permits that the DPW issues, which I believe is usually November 15th.

Respectfully,

Lt. Brian G. Lauzon

[Quoted text hidden]

# *Town of Natick*

*Massachusetts 01760*  
*Home of Champions*



Amy K. Mistrot, Chair  
Susan G. Salamoff, Vice Chair  
Michael J. Hickey, Jr., Clerk  
Jonathan Freedman  
Richard P. Jennett, Jr.

July 24, 2018

Tom Kelly  
Original Contracting, LLC  
10 Old Flanders Road  
Westboro, MA 01581  
[tom@originalcontracting.com](mailto:tom@originalcontracting.com)

Dear Mr. Kelly:

Please be advised that at their meeting of July 23, the Board of Selectmen approved your request to occupy the public way with staging, safety nets, and signage for the staging on Court and Main Streets between the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, starting on July 30<sup>th</sup> and ending on August 31<sup>st</sup>, 2018 to perform repairs to the exterior of the Fair and Yeager building at 10-20 Main Street. This approval is conditioned upon the following:

1. Submission of a certificate of liability insurance naming the Town of Natick as an additional insured.
2. Submission of a signed and notarized indemnification agreement (attached).
3. Compliance with all conditions imposed by the Police Department, including
  - a. that the pedestrian walkway beneath the staging is lighted at night,
  - b. that pedestrian access be safely maintained throughout the period the staging is on location,
  - c. and that a police detail officer be hired by you when the staging is being erected and again when it is being removed.
4. As above, **the staging must be removed from the site no later than August 31<sup>st</sup>** in order that preparations can be made for the Town's annual Natick Days event.

Sincerely,

Trish O'Neil  
Executive Assistant

cc: Chief James Hicks, Police  
Lt. Brian Lauzon, Police  
Chief Michael Lentini, Fire



Donna Donovan &lt;ddonovan@natickma.org&gt;

---

**Re: Original Contracting request to Selectmen**

1 message

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**Brian Lauzon** <lauzon@natickpolice.com>  
To: Donna Donovan <ddonovan@natickma.org>

Tue, Jul 17, 2018 at 12:35 PM

Donna,

After reviewing we would recommend approval with the understanding that in addition to the safety nets and signage for the staging, that the pedestrian walk-way beneath the staging be lighted at night. Also, pedestrian access needs to be safely maintained 24/7 throughout the time period that the staging is on location, and a police detail officer be hired by the applicant when the staging is being erected and then again when it is removed. Lastly, I am recommending that the staging be removed from the site no later than August 31st as Natick Days is the following Saturday.

Respectfully,

Lt. Brian G. Lauzon

On Tue, Jul 17, 2018 at 11:04 AM, Donna Donovan &lt;ddonovan@natickma.org&gt; wrote:

Hi Brian,

I am hoping to put this on Monday's agenda.

Donna Donovan  
Senior Executive Assistant  
Town of Natick  
508-647-6410

----- Forwarded message -----

From: **Thomas Kelly** <tom@originalcontracting.com>  
Date: Mon, Jul 16, 2018 at 7:05 AM  
Subject: Original Contracting request to Selectmen  
To: "ddonovan@natickma.org" <ddonovan@natickma.org>

Board of Selectmen  
Town of Natick

**To Whom it may concern**

Original Contracting LLC of [10 Old Flanders Rd., Westboro, Ma, 01581](#) has been contracted by Fair and Yeager insurance of 10-20 Main Street, Natick to do repairs to the exterior of the building, which would entail us to utilize the sidewalk on Court Street and Main Street between the hours of 7am – 6pm Monday to Saturday with a proposed start date of July 30<sup>th</sup>, 2018 and end date of September 7<sup>th</sup>, 2018.

We are hereby seeking permission to use the sidewalk on Court Street and Main Street to have staging with safety nets and signs. The sidewalk will still be able to be used. All safety measures will be adhered to.

Please let me know if there is any other information you need me to provide.

Yours Truly,

Tom Kelly



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**ITEM TITLE:** Approve Family Promise 2019 Walk to End Homelessness 4/6/19  
**ITEM SUMMARY:**

---

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Request	9/5/2018	Cover Memo



July 10, 2018

Board of Selectman  
Natick Town Hall  
13 East Central Street  
Natick, MA 01760

Dear Selectman,

On behalf of Family Promise Metrowest, I am requesting permission to have our 2019 Walk to End Homelessness on Saturday, April 6, 2019.

We have submitted a Building Use Form to the Natick High School for the use of the front lobby, bathrooms, room 102 and the parking lot for the morning of the walk.

The schedule for the morning would be the following at the Community- Senior Center.

- 6:30 am set up
- 8:00 am Registration opens
- The Walk would begin at 8:45am
- 10:30 am wrap up at the High School
- 11:00am – Clean up.

We are looking at beginning and ending the Walk at the High school due to the numbers of people and cars that come to support our organization. Lt. Lauzon suggested that we look at the high school for 2019. The building was available so we thought this was a good year to make the move.

We have enjoyed having the Walk at the Senior Community Center the past couple of years. Maybe in the future we will opt to move it back.

I will coordinate with Lt. Lauzon with the walk route

Please let me know if there is anything I need to do. My cell phone number is 781-864-7433.

With much appreciation,

**Carole A. Brodrick**

Carole A. Brodrick  
Development Director  
Family Promise Metrowest



---

**ITEM TITLE:** Approve Block Party Request: Jefferson Street 9/15/18  
**ITEM SUMMARY:**

---

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Request & Police Approval with Stipulations	9/1/2018	Cover Memo



Patricia O'Neil <poneil@natickma.org>

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## Block Party Permit

11 messages

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**Amy McDonald** <amy.c.mcdonald@gmail.com>  
To: ddonovan@natickma.org, poneil@natickma.org  
Cc: Leslie.Gilleo@triliamedia.com

Mon, Aug 20, 2018 at 9:11 AM

Donna/Trish,

We would like to hold our annual Jefferson street block party this Saturday (August 25th). Is it too late to obtain the permit? We typically get the permit from noon until 8 or 9pm. Please let us know what we need to do. One of our former neighbors typically handled the permit process.

Thanks!  
Amy McDonald (6 Jefferson) 816-806-8357  
Leslie Gilleo (8 Jefferson)

Sent from my iPhone

---

**Patricia O'Neil** <poneil@natickma.org>  
To: Amy McDonald <amy.c.mcdonald@gmail.com>  
Cc: Donna Donovan <ddonovan@natickma.org>, Leslie.Gilleo@triliamedia.com

Mon, Aug 20, 2018 at 9:15 AM

Amy, yes, it's too late. The Board meets tonight and it is too late to add to the agenda. Their next meeting is scheduled for September 4th so if you would like to think about scheduling something after that, we could get your request on that agenda.

[Quoted text hidden]

--

Trish O'Neil  
Executive Assistant  
Town of Natick  
13 East Central Street  
Natick, MA 01760  
P: 508-647-6410  
F: 508-647-6401  
poneil@natickma.gov  
www.natickma.gov

---

**Patricia O'Neil** <poneil@natickma.org>  
To: Amy McDonald <amy.c.mcdonald@gmail.com>  
Cc: Donna Donovan <ddonovan@natickma.org>, Leslie.Gilleo@triliamedia.com

Mon, Aug 20, 2018 at 9:15 AM

My mistake -- their next meeting is September 6th, not 4th.

On Mon, Aug 20, 2018 at 9:11 AM, Amy McDonald <amy.c.mcdonald@gmail.com> wrote:

[Quoted text hidden]

--

Trish O'Neil  
Executive Assistant  
Town of Natick  
13 East Central Street

Natick, MA 01760  
P: 508-647-6410  
F: 508-647-6401  
poneil@natickma.gov  
www.natickma.gov

---

**Amy McDonald** <amy.c.mcdonald@gmail.com>  
To: Patricia O'Neil <poneil@natickma.org>  
Cc: Donna Donovan <ddonovan@natickma.org>, Leslie.Gilleo@triliamedia.com

Mon, Aug 20, 2018 at 9:28 AM

Hi Trish,

I appreciate the quick response and also totally understand there is a process in place for these things. I would like to better understand the inability to have it as part of the agenda for tonight's meeting. We've done this annually with no issue. It's just one block of Jefferson street and typically ~50 people (kids and adults). Is there anything we can do here?

For what its worth, the main reason for the delay was we were waiting to ensure our neighbor (Viola Cole) was well enough for the party. It would be sad to miss the party this year if at all possible to avoid that.

Best,  
Amy

Sent from my iPhone  
[Quoted text hidden]

---

**Patricia O'Neil** <poneil@natickma.org>  
To: Amy McDonald <amy.c.mcdonald@gmail.com>  
Cc: Donna Donovan <ddonovan@natickma.org>, Leslie.Gilleo@triliamedia.com

Mon, Aug 20, 2018 at 9:39 AM

We require sufficient notice to include an item on our agenda. The Selectmen meet every other week. Our agendas have to be posted for the public 48 hours in advance of a meeting. Per Open Meeting Law, we cannot add anything to an agenda after it has been posted unless it is a true emergency item and something that could not have been foreseen. We also need to obtain a recommendation from the Police Department and without proper notice, the Police Department cannot perform its due diligence to provide such a recommendation. I will be happy to put your request on the September 6th agenda for the Selectmen's consideration. If you wish to have your request on that agenda, I will need an email that details your plans -- date, time, rain date, area of the street to be closed, etc.

[Quoted text hidden]

---

**Amy McDonald** <amy.c.mcdonald@gmail.com>  
To: Patricia O'Neil <poneil@natickma.org>  
Cc: Donna Donovan <ddonovan@natickma.org>, Leslie.Gilleo@triliamedia.com

Mon, Aug 20, 2018 at 9:46 AM

Great. Thanks so much for the explanation. We'll revert when we determine another date.

Sent from my iPhone  
[Quoted text hidden]

---

**Amy McDonald** <amy.c.mcdonald@gmail.com>  
To: Patricia O'Neil <poneil@natickma.org>  
Cc: Donna Donovan <ddonovan@natickma.org>, Leslie.Gilleo@triliamedia.com

Mon, Aug 20, 2018 at 6:10 PM

Hi Trish,

We have consulted with our neighbors and our revised proposal for the "6th annual Jefferson Street Block Party" is September 15th. The times requested are noon to 9pm. The area is Jefferson street between cottage and school street extension (which is one block). Rain date will be September 16th. Please let me know if you need any further information. Thanks so much for your help.

Best,

Leslie and Amy

Sent from my iPhone

[Quoted text hidden]

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**Patricia O'Neil** <poneil@natickma.org>  
To: Amy McDonald <amy.c.mcdonald@gmail.com>

Tue, Aug 21, 2018 at 3:03 PM

Thank you Amy. I will put this on our September 6th agenda and get back to you some time that week to let you know if it was approved. Just please keep in mind that the police department will require you to have the street open again by 8:00 p.m. -- that's the standard in their recommendations.

[Quoted text hidden]

---

**Patricia O'Neil** <poneil@natickma.org>  
To: Brian Lauzon <lauzon@natickpolice.com>

Tue, Aug 21, 2018 at 3:04 PM

Brian, your recommendations?

[Quoted text hidden]

---

**Amy McDonald** <amy.c.mcdonald@gmail.com>  
To: Patricia O'Neil <poneil@natickma.org>

Tue, Aug 21, 2018 at 9:05 PM

Thank you! 8pm is great. I couldn't recall what we did in prior years.

Sent from my iPhone

[Quoted text hidden]

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**Brian Lauzon** <lauzon@natickpolice.com>  
To: Patricia O'Neil <poneil@natickma.org>

Wed, Aug 22, 2018 at 9:05 AM

Trish,

Recommend approval with the following stipulations:

- Public Safety Dispatch (508-647-9500) to be notified when the roadway is going to be closed, and again when it is re-opened. All roadways shall be opened no later than **8pm**.
- Nothing be erected or placed in the roadway that cannot be easily removed in the event an emergency response is needed
- Residents in the affected area to be notified in writing prior to the event date
- Nothing be placed on, or around a fire hydrant that cannot be easily moved. Fire hydrants shall not be blocked.

Additionally:

- Traffic cones and/or barricades may be checked out from Police Headquarters the morning of the event, and returned immediately following.

Reminder:

- All laws relative to alcoholic beverages including the possession/carrying of same remain in effect.

Roadway should be closed at Jefferson and Cottage Streets, and Jefferson Street at School Street Ext.

Respectfully,

Lt. Brian G. Lauzon

---

**ITEM TITLE:** Approve Block Party Request: Lois Street 9/29/18 (RD: 10/6/18)  
**ITEM SUMMARY:**

---

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Request & Police Approval with Stipulations	9/5/2018	Cover Memo



Patricia O'Neil <poneil@natickma.org>

---

## Block party for Lois St

5 messages

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**Becky Williams** <williams.becky.m@gmail.com>  
To: Patricia O'Neil <poneil@natickma.org>

Sun, Sep 2, 2018 at 3:46 PM

Hi Trish,

We had such a wonderful time at last year's First Annual Lois St Block Party! So we are hoping that this new tradition will stick and are planning a Second Annual Lois St Block Party.

I'm assuming you are still the right person to help us get Selectman approval..

If so, here is the specific request: To temporarily close Lois St (only has 1 home - mine).

Date: Saturday, September 29. 3PM - 8PM The party will be from 4PM-7PM. Our rain date is Saturday October 6.

Reason: A Neighborhood Block party with pot-luck food, grill and games for children. A musician will provide live entertainment.

Who: All residents in the neighborhood immediately surrounding Lois St. We are limiting flier distribution to the homes in the residential block that include Lois St, Arthur St, Beacon St and Chestnut St, but ALL will be welcomed.

We have representatives from each street on our planning committee and are excited to maintain this new tradition to create a spirit of friendship and support to one another throughout the neighborhood.

Please let me know if you have any questions. Call Becky Williams [508-653-1888](tel:508-653-1888) or cell [254-702-2901](tel:254-702-2901). Or email [williams.becky.m@gmail.com](mailto:williams.becky.m@gmail.com)

Thank you!!

Becky Williams

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**Patricia O'Neil** <poneil@natickma.org>  
To: Brian Lauzon <lauzon@natickpolice.com>

Tue, Sep 4, 2018 at 9:52 AM

Brian, recommendations?

[Quoted text hidden]

--

Trish O'Neil  
Executive Assistant  
Town of Natick  
13 East Central Street  
Natick, MA 01760  
P: 508-647-6410  
F: 508-647-6401  
[poneil@natickma.gov](mailto:poneil@natickma.gov)  
[www.natickma.gov](http://www.natickma.gov)

---

**Patricia O'Neil** <poneil@natickma.org>  
To: Becky Williams <williams.becky.m@gmail.com>

Tue, Sep 4, 2018 at 9:53 AM

Hi Becky. That's great to hear! This will go on either the 9/6 or 9/17 agenda -- all depends on when I receive a recommendation from the Police Department. Either way, there is plenty of time.

[Quoted text hidden]

--

Trish O'Neil  
Executive Assistant  
Town of Natick  
13 East Central Street  
Natick, MA 01760  
P: 508-647-6410  
F: 508-647-6401  
poneil@natickma.gov  
www.natickma.gov

---

**Becky Williams** <williams.becky.m@gmail.com>  
To: Patricia O'Neil <poneil@natickma.org>

Tue, Sep 4, 2018 at 11:40 AM

Perfect! Thank you!

[Quoted text hidden]

---

**Brian Lauzon** <lauzon@natickpolice.com>  
To: Patricia O'Neil <poneil@natickma.org>

Tue, Sep 4, 2018 at 11:46 AM

Trish,

Recommend approval with the following stipulations:

- Public Safety Dispatch (508-647-9500) to be notified when the roadway is going to be closed, and again when it is re-opened. All roadways shall be opened no later than 8pm.
- Nothing be erected or placed in the roadway that cannot be easily removed in the event an emergency response is needed
- Residents in the affected area to be notified in writing prior to the event date
- Nothing be placed on, or around a fire hydrant that cannot be easily moved. Fire hydrants shall not be blocked.
- Roadway to be closed at Arthur and Beacon (**Local Residents Only**), and again at Lois and Chestnut.

Additionally:

- Traffic cones and/or barricades may be checked out from Police Headquarters the morning of the event, and returned immediately following.

Reminder:

- All laws relative to alcoholic beverages including the possession/carrying of same remain in effect.

Respectfully,

Lt. Brian G. Lauzon

[Quoted text hidden]

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**ITEM TITLE:** Approve Block Party Request: Franconia Ave 10/13/18 (RD: 10/14/18)

**ITEM SUMMARY:**

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**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Request & Police Approval with Stipulations	9/1/2018	Cover Memo





Patricia O'Neil <poneil@natickma.org>

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**Franconia Ave Block Party - 10/6/18 (Rain Date: 10/7/18)**

8 messages

---

**Donna Murphy** <donna.murphy6@verizon.net>  
To: Patricia O'Neil <poneil@natickma.org>

Wed, Aug 29, 2018 at 11:12 AM

Hi Trish –

Hope you had an enjoyable summer. Hoping to get this block party request (see below) on the agenda at the upcoming Board of Selectman meeting.

Please do not hesitate to contact me should you have any questions. Thank you.

Best,

Donna Murphy

H: [508.651.1115](tel:508.651.1115)

M: [508.934.6113](tel:508.934.6113)

.....

August 29, 2018

**To:** Board of Selectman, Natick, MA,  
c/o Trish O'Neil

**From:** Donna Murphy

**Subject:** Request for permission to close Franconia Avenue on Saturday, October 6, 2018 from 2:00 p.m. – 8:00 p.m.

Board of Selectman:

Please consider this request for permission to close Franconia Avenue from Overhill Road to Gilbert Road on **Saturday, October 6th, 2018** (or backup rain dates of 10/7/2018) between the hours of 2:00 p.m. and 8:00 p.m. for a neighborhood block party.

If you have any questions, please feel free to contact me.

Thank you.

Sincerely,

Donna Murphy

[24 Franconia Avenue, Natick, MA](#)

(508) 651-1115

[Donna.murphy6@verizon.net](mailto:Donna.murphy6@verizon.net)

---

**Patricia O'Neil** <[poneil@natickma.org](mailto:poneil@natickma.org)>  
To: Donna Murphy <[donna.murphy6@verizon.net](mailto:donna.murphy6@verizon.net)>

Wed, Aug 29, 2018 at 1:31 PM

Thank you Donna. This will be on either the 9/6 or 9/17 agenda. Hope you enjoyed your summer as well.  
[Quoted text hidden]

---

**Donna Murphy** <[donna.murphy6@verizon.net](mailto:donna.murphy6@verizon.net)>  
To: Patricia O'Neil <[poneil@natickma.org](mailto:poneil@natickma.org)>

Wed, Aug 29, 2018 at 3:00 PM

Thanks, Trish!

**From:** Patricia O'Neil <[poneil@natickma.org](mailto:poneil@natickma.org)>  
**Sent:** Wednesday, August 29, 2018 1:31 PM  
**To:** Donna Murphy <[donna.murphy6@verizon.net](mailto:donna.murphy6@verizon.net)>  
**Subject:** Re: Franconia Ave Block Party - 10/6/18 (Rain Date: 10/7/18)

[Quoted text hidden]

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**Patricia O'Neil** <poneil@natickma.org>  
To: Brian Lauzon <lauzon@natickpolice.com>

Thu, Aug 30, 2018 at 12:39 PM

Hi Brian. Recommendations?

[Quoted text hidden]

--

Trish O'Neil  
Executive Assistant  
Town of Natick  
13 East Central Street  
Natick, MA 01760  
P: 508-647-6410  
F: 508-647-6401  
poneil@natickma.gov  
www.natickma.gov

---

**Brian Lauzon** <lauzon@natickpolice.com>  
To: Patricia O'Neil <poneil@natickma.org>

Thu, Aug 30, 2018 at 12:43 PM

Trish,

Recommend approval with the following stipulations:

- Public Safety Dispatch (508-647-9500) to be notified when the roadway is going to be closed, and again when it is re-opened. All roadways shall be opened no later than 8pm.
- Nothing be erected or placed in the roadway that cannot be easily removed in the event an emergency response is needed
- Residents in the affected area to be notified in writing prior to the event date
- Nothing be placed on, or around a fire hydrant that cannot be easily moved. Fire hydrants shall not be blocked.

\* Roadway to be closed at Franconia and Gilbert, and Franconia and Overhill.

Additionally:

- Traffic cones and/or barricades may be checked out from Police Headquarters the morning of the event, and returned immediately following.

Reminder:

- All laws relative to alcoholic beverages including the possession/carrying of same remain in effect.

Respectfully,

Lt. Brian G. Lauzon

[Quoted text hidden]

---

**Donna Murphy** <donna.murphy6@verizon.net>  
To: Patricia O'Neil <poneil@natickma.org>

Fri, Aug 31, 2018 at 8:47 AM

Hi Trish –

Sorry for the change, but just realized that the date we selected was Columbus Day weekend! Can we change the date to Saturday, October 13<sup>th</sup> with rain date Sunday October 14<sup>th</sup>? I made the changes to the email below with the updated dates.

Thanks!

-Donna

---

**From:** Donna Murphy <[donna.murphy6@verizon.net](mailto:donna.murphy6@verizon.net)>  
**Sent:** Wednesday, August 29, 2018 3:01 PM  
**To:** 'Patricia O'Neil' <[poneil@natickma.org](mailto:poneil@natickma.org)>  
**Subject:** RE: Franconia Ave Block Party - 10/6/18 (Rain Date: 10/7/18)

Thanks, Trish!

**From:** Patricia O'Neil <[poneil@natickma.org](mailto:poneil@natickma.org)>  
**Sent:** Wednesday, August 29, 2018 1:31 PM  
**To:** Donna Murphy <[donna.murphy6@verizon.net](mailto:donna.murphy6@verizon.net)>  
**Subject:** Re: Franconia Ave Block Party - 10/6/18 (Rain Date: 10/7/18)

Thank you Donna. This will be on either the 9/6 or 9/17 agenda. Hope you enjoyed your summer as well.

On Aug 29, 2018 11:12 AM, "Donna Murphy" <[donna.murphy6@verizon.net](mailto:donna.murphy6@verizon.net)> wrote:

Hi Trish –

Hope you had an enjoyable summer. Hoping to get this block party request (see below) on the agenda at the upcoming Board of Selectman meeting.

Please do not hesitate to contact me should you have any questions. Thank you.

Best,

Donna Murphy

H: [508.651.1115](tel:508.651.1115)

M: [508.934.6113](tel:508.934.6113)

.....

August 29, 2018

**To:** Board of Selectman, Natick, MA,  
c/o Trish O'Neil

**From:** Donna Murphy

**Subject:** Request for permission to close Franconia Avenue on Saturday, October 13, 2018 from 2:00 p.m. – 8:00 p.m.

Board of Selectman:

Please consider this request for permission to close Franconia Avenue from Overhill Road to Gilbert Road on **Saturday, October 13th, 2018** (or backup rain dates of 10/14/2018) between the hours of 2:00 p.m. and 8:00 p.m. for a neighborhood block party.

If you have any questions, please feel free to contact me.

Thank you.

Sincerely,

Donna Murphy

[24 Franconia Avenue, Natick, MA](#)

[\(508\) 651-1115](#)

[Donna.murphy6@verizon.net](mailto:Donna.murphy6@verizon.net)

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**Patricia O'Neil** <poneil@natickma.org>  
To: Brian Lauzon <lauzon@natickpolice.com>

Fri, Aug 31, 2018 at 9:28 AM

Brian, is this change alright with you?

----- Forwarded message -----

From: **Donna Murphy** <donna.murphy6@verizon.net>

[Quoted text hidden]

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Trish O'Neil  
Executive Assistant  
Town of Natick  
13 East Central Street  
Natick, MA 01760  
P: 508-647-6410  
F: 508-647-6401  
poneil@natickma.gov  
www.natickma.gov

---

**Brian Lauzon** <lauzon@natickpolice.com>  
To: Patricia O'Neil <poneil@natickma.org>

Fri, Aug 31, 2018 at 9:44 AM

Trish,

The amended date of 10/13 still works for us.

Respectfully,

Lt. Brian G. Lauzon

[Quoted text hidden]

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**ITEM TITLE:** Approve Acceptance of Recreation & Parks Donation from Wegman's  
**ITEM SUMMARY:**

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**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Memo-K. Partanen	9/1/2018	Cover Memo



# Natick Recreation and Parks Department

"Create Community through People, Parks and Programs"

## Memorandum

**To:** Amy Mistrot, Chair • Natick Board of Selectmen  
**cc:** Melissa Malone, Town Administrator  
Jemma Lambert, Director • Community Services  
**From:** Karen Partanen, Director • Recreation and Parks Department   
**Date:** August 28, 2018  
**Subject:** Donation to Recreation and Parks Department

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The Recreation and Parks Department received a check from **Wegman's**, in the amount of **\$1,400** on **August 28, 2018** to offset the fees associated with **Teen Programs** for T-Shirts.

We are very grateful to receive this donation in order to enhance our recreational offerings to the Natick Community.

Thank you for considering acceptance of this donation. I am happy to attend a future meeting to discuss this in more detail.



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**ITEM TITLE:** Weekly Warrant Review 8/28/18 & 9/1/18

**ITEM SUMMARY:**

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**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
8/28/18 and 9/1/18	9/5/2018	Cover Memo



Office of the Comptroller

*Town of Natick*  
*Massachusetts* 01760

Date: Aug 24, 2018

From: Cyndi Tomasetti  
Staff Accountant

To: Board of Selectmen

Subject: Warrant Review

In accordance with Board of Selectmen's procedures, the Chairperson was sent the following warrants for review and signature on August 24, 2018

<b><u>Warrant Type</u></b>	<b><u>Warrant Number</u></b>	<b><u>Check date</u></b>	<b><u>Amount</u></b>
Payroll	2019-10P	8/28/2018	300,832.96
Warrants payable	2019-10S	8/28/2018	1,107,488.16
Warrants payable	2019-10R	8/28/2018	61,663.99
Warrants payable	2019-10T	8/28/2018	246,174.40
Warrants payable	201910nc	8/28/2018	85,594.97
Warrants payable	201911VB	9/1/2018	4,148.56

If you wish to review the details regarding any of these warrants please feel free to contact this office.

*Office of the Town Comptroller • 13 East Central Street • Natick, Massachusetts 01760 • (508) 647-6437 • Fax (508) 655-6980*



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**ITEM TITLE:** Approve Meeting Minutes

**ITEM SUMMARY:**

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**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
5/21/18	9/1/2018	Cover Memo

# BOARD OF SELECTMEN – TOWN OF NATICK

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## **MEETING MINUTES**

**EDWARD H. DLOTT MEETING ROOM – NATICK TOWN HALL**

**May 21, 2018**

**6:00 PM**

**PRESENT:** Chair Amy K. Mistrot, Vice Chair Susan G. Salamoff, Clerk Michael J. Hickey, Jr., Jonathan Freedman, and Richard P. Jennett, Jr.

**ALSO PRESENT:** Acting Town Administrator Bill Chenard

The Chair called the meeting to order at 6:05 p.m., noting that a quorum was present and that the meeting had been duly posted. The Pledge of Allegiance was recited and a moment of silence was observed for those protecting our country.

### **CITIZEN'S CONCERNS**

None.

### **APPOINTMENTS**

Public Hearing (Continued from 5/14/18): Application for Amendment of Farmers Series Winery Pouring Permit- Lookout Hard Cider, LLC: Ms. Mistrot noted that this was a continuation of the Public Hearing first opened on 5/14/18 and recapped the Board's site visit to Lookout Farm conducted on 5/17/18. John Burns from the Farm recapped the proposed days and hours of operation as well as the latest proposed outdoor serving locations (two) for serving beer and hard cider, presenting new/revised drawings depicting their approximate locations, dimensions, and maximum occupancy. The Board recapped its discussions during its 5/17/18 site visit and the latest recommended conditions/requirements submitted by Lt. Lauzon. Ms. Mistrot asked if any members of the public wished to speak on the matter.

Ms. Ann Zebrowski, a resident of 17 Lookout Farm Rd, and also speaking on behalf of the Lookout Ridge Improvement Association, inquired as to process and next steps, including where conditions are memorialized (in the event the Board votes to amend the existing license). Board members explained that any such conditions would be made a part of the record and the license.

Mr. Allen Cameron of 1 Edson Road expressed support for the farm, but expressed his concerns with noise and suggested that he felt this proposal goes a bit too far. Mrs. Samantha Cameron of 1 Edson Road also expressed her concerns with noise and quality of life.

A resident of 78 Glen Street expressed similar concerns with respect to noise and impacts to quality of life of the neighbors.

At 6:50 pm, after taking in comments from the public, the Board unanimously voted to close the public hearing on a motion by Mr. Freedman, seconded by Mr. Jennett.

The Board Members discussed amongst themselves the input from the applicant, concerns expressed by members of the public, recommendations of Lt. Lauzon, and other input received, engaging in a lengthy discussion of possible compromise parameters which would allow the Farm to serve beer and hard cider in the additional outdoor locations as proposed, while preventing such locations from generating noise associated with such activity beyond a reasonable hour.

Mr. Hickey made a motion to grant an amendment to Lookout Hard Cider, LLC's existing Section 19 Farmers Series Pouring Permit (annual) to allow the serving of beer and hard cider at the two additional locations shown on the revised plans of D. Michael Collins Architects dated 5/18/18 – each location no greater than 60'x60' with a maximum occupancy of 120 per location, with said plans to be revised prior to issuance of an

amended license to include both maximum occupancy and seating capacity (seating capacity to be no greater than 120 and otherwise to the satisfaction of the Natick Police Department) – subject to adherence to each of the enumerated/recommended requirements set forth in Lt. Lauzon's 5/18/18 email and part of the record. Mr. Hickey's motion stipulated that the dates and hours of operation be as follows:

- At the Picnic Area location:  
September & October Only  
Saturdays, Sundays and Holiday Mondays, 12-6 p.m. (last call at 5:30 p.m.)
- At the U-Barn location:  
May through and including Labor Day  
Thursdays and Fridays, 3-8 p.m. (last call at 7:30 p.m.)  
Saturdays, 12-8 p.m. (last call at 7:30 p.m.)  
Sundays and Holiday Mondays, 12-7 p.m. (last call at 6:30 p.m.)
- At the U-Barn location:  
September, after Labor Day, through the end of October  
Thursdays and Fridays, 3-6 p.m. (last call at 5:30 p.m.)  
Saturdays, Sundays, and Holiday Mondays, 12-6 p.m. (last call at 5:30 p.m.)

The motion was seconded by Ms. Salamoff. The Board voted 5-0-0 in favor of the motion.

At 7:45 p.m., Ms. Mistrot announced that the Board would go into Executive Session to discuss matters pertaining to Real Property, noting that discussion of Executive Session matters in Open Session would have a detrimental effect on the Board of Selectmen's negotiating position and the Town's interests, and would return to Open Session later in the evening. Mr. Freedman, seconded by Mr. Jennett, moved to enter into Executive Session and, by a roll call vote, all Board Members voted in favor of the motion. Open Session resumed at approximately 8:45 p.m.

## **DISCUSSION AND DECISION**

1. Review Proposed Revised Composition of CRT Committee and BOS-Administrative CRT Working Group: Ms. Mistrot provided a brief update that she plans to appoint herself to this Committee (in lieu of Mr. Ostroff, who has been continuing in the capacity as the Board's designee for some time) and will be proposing that the Board formally revise the composition of the Committee to allow for an additional member-at-large, with the understanding that Mr. Ostroff would serve in that capacity given his stated interest to remain on the Committee and Ms. Mistrot's recognition of the importance of retaining his strong institutional knowledge. Mr. Hickey recommended that the Board consider reviewing the composition of the Committee as a whole and to consider further changes if determined that additional resources could be useful. It was also Ms. Mistrot's desire to ask the Board to consider an administrative committee to address the logistical implementation of many operational issues relative to day-to-day use of the CRT. She will address this interest with the Board at a future meeting.
2. Discuss Year-End Transfers: Mr. Chenard informed the Board that year-end transfers would be necessary for snow and ice removal (\$500,000) and to resolve a lease payment billing discrepancy (\$8,000), indicating that additional information would be provided for the Board's consideration at a subsequent meeting in June. The Board directed Mr. Chenard by a 5-0-0 vote, on a motion by Mr. Jennett that was seconded by Mr. Hickey, to also include in the year-end transfers a sum necessary to achieve a 2% salary increase for Mr. Chenard retroactive to 7/1/2017 as well as a salary adjustment for the period of time during which Mr. Chenard was the Acting Town Administrator that would be comparable to the salary paid to the former Town Administrator, Ms. White. The Board also expressed a desire to address a \$15,000 bonus to be paid to Mr. Chenard that would reflect the gratitude the Board feels for the time in which Mr. Chenard not only served as Acting Town Administrator but also for continue to serve in his role of Deputy Town Administrator during this time, saving the Town the added expense of an additional interim position. Mr. Chenard served the Town with distinction, diligence, and integrity, which earned appropriate recognition.

## **TOWN ADMINISTRATOR NOTES**

None.

### **SELECTMEN'S CONCERNS**

None.

### **ADJOURNMENT**

On a motion by Mr. Hickey, seconded by Mr. Jennett, the Board unanimously voted on a roll call vote to adjourn the Board of Selectmen's Meeting at 9:10 p.m.

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Michael J. Hickey, Jr., Clerk

May 21, 2018 Board of Selectmen Meeting Minutes Approved by the Board of Selectmen on September 6, 2018

Submitted by Michael J. Hickey, Jr. with input from Jonathan Freedman and Amy K. Mistrot

All documents used at this Board of Selectmen meeting are available at:

<https://naticktown.novusagenda.com/agendapublic/MeetingView.aspx?MeetingID=521&MinutesMeetingID=-1&dctype=Agenda>

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**ITEM TITLE:** Correspondence

**ITEM SUMMARY:**

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**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
Correspondence	9/5/2018	Cover Memo





Patricia O'Neil <poneil@natickma.org>

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## Natick Police/Fire Departments Annual Blood Drive

1 message

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Marylee Watkins <watkins@natickpolice.com>

Tue, Sep 4, 2018 at 3:10 PM

To: GeneralGovernmentEmployees <generalgovernmentemployees@natickma.org>

...LET US NEVER FORGET...

In Honor of the Anniversary  
of  
September 11, 2001

*Give the gift of life at the*

**Natick Police & Fire Department's  
8<sup>th</sup> Annual Blood Drive**

**Wednesday, September 12<sup>th</sup>, 2018**

**from 2:00 PM to 6:00 PM**

**Natick Town Hall  
Selectmen's Meeting Room**

*All blood donors will receive a FREE gift, snacks and  
refreshments*

To sign-up please go to link below

<https://recruit360.donorlogix.com/index.cfm?/60/driveDay/NatickFire/09/12/2018>

or

for more information

contact Marylee Watkins @

[watkins@natickpolice.com](mailto:watkins@natickpolice.com)

508-647-9510 ext 2625

--  
Marylee E. Watkins  
Senior Executive Assistant  
To Chief of Police  
508-647-9510 ext 2625

# Powerful Tools for Caregivers

~ A class for family caregivers ~



**Powerful Tools for Caregivers** is an educational program designed to help family caregivers take care of *themselves* while caring for a relative or a friend. You will benefit from this class whether you are helping a parent, or spouse, or friend, or caring for someone who lives at home, or in a nursing home or across the country.

This class series meets 1x a week for 6 weeks.  
**Class size is limited, and registration is required.**

Class Series:	October 3-November 7
Time:	5:30 pm-7:00 pm
Location:	Natick Community Senior Center 117 East Central Street, Natick
Call to Register:	(508) 647-6540
Cost:	Free of Charge

**A pre-program information session** will be held on Wednesday, September 12th at 11:30 am. This session will provide an overview of the program as well as information about what participants can expect over the course of the program.

If you are interested in attending the program, it is recommended that you attend the information session. Please call 508-647-6540 to register.

~ Debra Budd, LSW and Karen Edwards

