

NATICK BOARD OF SELECTMEN  
AGENDA  
Edward H. Dlott Meeting Room  
Thursday, October 17, 2019  
5:15 PM

Agenda Posted Tuesday, 10/15/19 at 1:10 p.m.

(Times listed are approximate. Agenda items will be addressed in an order determined by the Chair.)

1. 5:15 OPEN SESSION

2. CITIZENS' CONCERNS

Any individual may raise an issue that is not included on the agenda and it will be taken under advisement by the Board. There will be no opportunity for debate during this portion of the meeting. Any individual addressing the Board during this section of the agenda shall be limited to five minutes.

3. DISCUSSION AND DECISION

A. 2019 Fall Annual Town Meeting - (NOTE: A list of Warrant Articles and text are available on the Town Website at [Natickma.gov](http://Natickma.gov), in the Town Clerk's Office, the Selectmen's Office, the Post Office, the Bacon Free Library, and the Morse Institute Library, and at one location in each precinct)

- Article 1 (Town Administrator): Fiscal 2020 Omnibus Budget
- Article 9 (Town Administrator): Rescind Authorized, Unissued Debt
- Article 16 (Board of Selectmen): Street Acceptance-Michael Terrace
- Article 25 (Board of Selectmen): Access to Hunnewell Fields
- Article 27 (Natick Affordable Housing Trust Fund): Real Estate Transfer Surcharge in Support of Affordable Housing
- Article 29 (Ganesh Ramachandran, et al.): Adjust Housing Density/Residential Parking Regulations in Downtown Mixed-Use District
- Articles 39-40 (J. Paige Adams, et al.): Amend General and Zoning Bylaws and Natick Charter to Change References to Board of Selectmen to Select Board and Chairman to Chair
- Article 41 (Patricia Sciarra, et al.): Contact Information Requirement for Town Meeting Members and Elected Officials
- Article 42 (Saul Beaumont, et al.): Feasibility Study for Increased Parking Spaces for Morse Institute Library

4. ADJOURNMENT

NEXT MEETING DATES: Mon. 10/28, Mon. 11/4, Mon. 11/18

Agenda posted in accordance with Provisions of M.G.L. Chapter 30, Sections 18-25

Meeting recorded by Natick Pegasus

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**ITEM TITLE:** 2019 Fall Annual Town Meeting - (NOTE: A list of Warrant Articles and text are available on the Town Website at Natickma.gov, in the Town Clerk's Office, the Selectmen's Office, the Post Office, the Bacon Free Library, and the Morse Institute Library, and at one location in each precinct)

**ITEM SUMMARY:**

- Article 1 (Town Administrator): Fiscal 2020 Omnibus Budget
- Article 9 (Town Administrator): Rescind Authorized, Unissued Debt
- Article 16 (Board of Selectmen): Street Acceptance-Michael Terrace
- Article 25 (Board of Selectmen): Access to Hunnewell Fields
- Article 27 (Natick Affordable Housing Trust Fund): Real Estate Transfer Surcharge in Support of Affordable Housing
- Article 29 (Ganesh Ramachandran, et al.): Adjust Housing Density/Residential Parking Regulations in Downtown Mixed-Use District
- Articles 39-40 (J. Paige Adams, et al.): Amend General and Zoning Bylaws and Natick Charter to Change References to Board of Selectmen to Select Board and Chairman to Chair
- Article 41 (Patricia Sciarra, et al.): Contact Information Requirement for Town Meeting Members and Elected Officials
- Article 42 (Saul Beaumont, et al.): Feasibility Study for Increased Parking Spaces for Morse Institute Library

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**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
2019 Fall Annual Town Meeting Warrant	8/27/2019	Cover Memo
Article 1-Motions	10/3/2019	Cover Memo
2019 FATM-Free Cash Appropriations	10/3/2019	Cover Memo
Financial Management Principles	10/3/2019	Cover Memo
Article 9-Motion	10/4/2019	Cover Memo
Article 16-Michael Terrace Map	10/4/2019	Cover Memo
Article 16-Chapter 271 of the Acts of 2016	10/7/2019	Cover Memo
Article 16-Email-R. Leese	10/7/2019	Cover Memo
Article 25-Town Counsel Opinion 8/4/14	9/30/2019	Cover Memo
Article 25-FinCom Questionnaire	10/2/2019	Cover Memo
Article 27 Motion	10/7/2019	Cover Memo
Article 29-FinCom Questionnaire	10/9/2019	Cover Memo
Articles 39 & 40-FinCom Questionnaire	10/2/2019	Cover Memo
Article 39-Amended & Alternative Language for Motion B	10/2/2019	Cover Memo
Article 42-Morse Library Parking Feasibility Study	9/30/2019	Cover Memo
Amendments to Articles 1,2,3,4,5,8	10/21/2019	Cover Memo

**WARRANT  
FALL ANNUAL TOWN MEETING  
OCTOBER 15, 2019**

**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, Natick on **Tuesday Evening October 15, 2019 at 7:30 PM**, then and there to act on the following Articles:

- |            |  |
|------------|--|
| Article 1  | Fiscal 2020 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  | Collective Bargaining  |
| Article 7  | Personnel Board Classification and Pay Plan  |
| Article 8  | PEG Access and Cable Related Fund  |
| Article 9  | Rescind Authorized, Unissued Debt  |
| Article 10 | Unpaid Bills   |
| Article 11 | Capital Equipment  |
| Article 12 | Capital Improvement  |
| Article 13 | Committee Article  |
| Article 14 | Increase Gross Receipts for Eligibility for Property Tax Deferral Program                          |
| Article 15 | Street Acceptance – Eliot Hill Road, Merifield Lane, Woodcock Path                                 |
| Article 16 | Street Acceptance – Michael Terrace  |
| Article 17 | Street Acceptance – Clearview Terrace  |
| Article 18 | Amend Article 70 of the Town of Natick By-Laws: Public Works Regulations                           |
| Article 19 | Amend Article 79A of the Town of Natick By-Laws: Stormwater Management and Erosion Control         |
| Article 20 | Transfer of land to Conservation Commission: Portions of 165 Mill Street Parcel                    |
| Article 21 | West Natick Fire Station Signal Controls   |
| Article 22 | Amend Article 20 of the Natick Town Bylaws   |
| Article 23 | Alteration of Layout of North Main Street (Route 27) and Adjacent Streets                          |
| Article 24 | Transfer of Land and Grant of Easement to Natick Affordable Housing Trust:<br>299-301 Bacon Street |
| Article 25 | Access to Hunnewell Fields   |
| Article 26 | 22 Pleasant Street   |
| Article 27 | Real Estate Transfer Surcharge in Support of Affordable Housing                                    |
| Article 28 | Land Area of the Town and its Makeup   |
| Article 29 | Adjust Housing Density and Residential Parking Regulations in the Downtown<br>Mixed-Use District   |
| Article 30 | Amend Zoning By-laws: Creative Production Use Zoning Amendment                                     |
| Article 31 | Amend Zoning By-laws: Specialty Craft Fabrication Zoning Amendment                                 |
| Article 32 | Amend Zoning By-laws: Downtown Business (DB) District Zoning Amendment                             |
| Article 33 | Amend Zoning By-laws: Non-conforming Uses, Large Residential Additions<br>Zoning Amendment         |
| Article 34 | Amend Zoning By-laws: Alternate Uses In Residential Districts Zoning<br>Amendment                  |
| Article 35 | Amend Zoning By-laws: Retail Marijuana Overlay Districts   |
| Article 36 | Amend Article 2 Section 10-c of the Charter  |
| Article 37 | Report from Town Meeting Practices and Rules Committee   |
| Article 38 | Amend the Town of Natick By-Laws: Create New Standing Committee                                    |

- Article 39 Amend the Town of Natick General Bylaws and Zoning Bylaws to Change References to the Board of Selectmen to the Select Board, and to Change References to Chairman to Chair
- Article 40 Amend the Town of Natick Home Rule Charter to Change References to the Board of Selectmen to the Select Board, and to Change References to Chairman to Chair
- Article 41 Contact Information Requirement for Town Meeting Members and Elected Officials
- Article 42 Feasibility Study for Increasing Parking Spaces for Morse Institute Library
- Article 43 Annual Appropriation to Subsidize the Operation of the Lincoln Café at the Community-Senior Center
- Article 44 Rezone Properties Known as 1075 & 1085 Worcester Street from Industrial II to Highway Mixed Use I.

**ARTICLE 1**  
**Fiscal 2020 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 2020 (July 1, 2019 through June 30, 2020) and to provide for a reserve fund for Fiscal Year 2020, and to see what budgets for Fiscal 2020 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**  
**Collective Bargaining**  
**(Town Administrator)**

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 7**  
**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 8**  
**PEG Access and Cable Related Fund**  
**(Town Administrator)**

To see what sum of money the Town will vote to appropriate from the PEG Access and Cable Related Fund, established by vote of 2019 Special Town Meeting #1 under Article 1, as authorized by Chapter 44, Section 53F ¾ of the General Laws, as amended, to fund PEG access programming, as well as certain other municipal cable related expenses; or otherwise act thereon.

**ARTICLE 9**  
**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 10**  
**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 11**  
**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 12**  
**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 13**  
**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 14**  
**Increase Gross Receipts For Eligibility for Property tax Deferral Program**  
**(Board of Selectmen)**

To see if the Town will vote to increase the maximum qualifying gross receipts from all sources which an eligible person may have as exempt from property taxes in the prior calendar year, to be eligible to defer property taxes under G.L. c. 59§ 5, Clause 41A; however such maximum qualifying gross receipts amount shall not exceed the amount of income determined by the commissioner of revenue for the purposes of subsection (k) of

Section 6 of Chapter 62 for a single person who is not a head of household. Such increase to be effective for deferrals granted for taxes assessed for any fiscal year beginning on or after July 1, 2019; or otherwise act thereon.

**ARTICLE 15**  
**Street Acceptance-Eliot Hill Road, Merifield Lane, Woodcock Path**  
**(Board of Selectmen)**

To see if the Town will vote to accept **Eliot Hill Road, Merifield Lane and Woodcock Path** as public ways, and any appurtenant easements thereto, as laid out as shown a plan entitled “Eliot Acres Section II, a Subdivision of land in Natick Mass. “ dated July 30 1966, Prepared by Schofield Brothers Registered Land Surveyors & Civil Engineers, recorded at the Middlesex (South) Registry of Deeds as plan Number 1122 of 1967, book 11401, Page 527; to see if the Town will vote to authorize the Board of Selectmen to acquire by gift, purchase, eminent domain or otherwise, easements in any land necessary for laying out and acceptance of Eliot Hill Road, and any appurtenant drainage, utility or other easements related to said Eliot Hill Road and/or to accept grants thereof; and further to authorize the Board of Selectmen and other Applicable Town of Natick Boards and personnel to take all related actions necessary or appropriate to accomplish the purposes of this article; Meaning and intending to accept the remainder of Eliot Hill Road, Merifield Lane and Woodcock Path, such that the entirety of these named roads are accepted by the Town as public ways., or otherwise act thereon.

**ARTICLE 16**  
**Street Acceptance – Michael Terrace**  
**(Board of Selectmen)**

To see if the Town will vote to accept **Michael Terrace** as a public way, and any appurtenant easements thereto, as laid out as shown a plan entitled “Countryside Acres, Subdivision of Land in Natick Mass. “ dated May 14, 1962, Prepared by McCarthy Engineering Service Inc., recorded at the Middlesex (South) Registry of Deeds as plan Number 1332 of 1963, book 10,363, Page 221; to see if the Town will vote to authorize the Board of Selectmen to acquire by gift, purchase, eminent domain or otherwise, easements in any land necessary for laying out and acceptance of Michael Terrace, and any appurtenant drainage, utility or other easements related to said Michael Terrace and/or to accept grants thereof; and further to authorize the Board of Selectmen and other Applicable Town of Natick Boards and personnel to take all related actions necessary or appropriate to accomplish the purposes of this article; Meaning and intending to accept the remainder of **Michael Terrace**, such that the entirety of this named road is accepted by the Town as a public way, or otherwise act thereon.

**ARTICLE 17**  
**Street Acceptance – Clearview Terrace**  
**(Board of Selectmen)**

To see if the Town will vote to accept **Clearview Drive** as a public way, and any appurtenant easements thereto, as laid out as shown a plan entitled “Revised plan of Eliot Acres Plan of Land in Natick Mass. “ dated September 26, 1966, Prepared by McCarthy Engineering Services, recorded at the Middlesex (South) Registry of Deeds as plan Number 1308(A of 2) of 1966, Book 11245, Last page; to see if the Town will vote to authorize the Board of Selectmen to acquire by gift, purchase, eminent domain or otherwise, easements in any land necessary for laying out and acceptance of Clearview Drive, and any appurtenant drainage, utility or other easements related to said Eliot Hill Road and/or to accept grants thereof; and further to authorize the Board of Selectmen and other Applicable Town of Natick Boards and personnel to take all related actions necessary or appropriate to accomplish the purposes of this article; Meaning and intending to accept the remainder of Clearview Drive, such that the entirety of this named road is accepted by the Town as a public way, or otherwise act thereon.

**ARTICLE 18**  
**Amend Article 70 of the Town of Natick By-Laws: Public Works Regulations**  
**(Board of Selectmen)**

To see whether the Town will vote to amend Article 70 of the Town of Natick By-Laws as follows:

1. Remove the second, third and fourth paragraph of Section 6
2. Insert new Section 8 with the wording:

“Section 8                      Private Ways

*Snow and Ice Removal.* The Town may remove snow and ice from such private ways for emergency vehicle access in accordance with Massachusetts General Laws and Board of Selectmen regulations and policies.

*Barriers.* Barricades, obstacles, or vehicles on private ways that are a barrier to prompt and appropriate emergency access shall be removed on order of the Police or Fire Chief, at the expense of the owner or owners of the private way. However, if the barrier is a vehicle, it shall be removed on order of the Police or Fire Chief and at the expense of the owner of the vehicle.

*Temporary Repairs.* The Town may perform temporary repairs to private ways that have been open to the public for a period of at least six (6) years. The Town may only perform temporary repairs in accordance with regulations and policies issued by the Board of Selectmen and that are determined by the Director of Public Works to be required for public necessity.

Said temporary repairs shall be considered necessary if they abate an immediate hazard. They shall not be considered as maintenance of the private way nor shall the way be considered a public way. Cash deposits or payments shall not be required and betterment charges shall not be assessed for said temporary repairs.

The Town shall not be liable for any damage to private property caused by such repairs, except as otherwise provided by law. The Town shall not incur any liability whatsoever on account of action or inaction resulting pursuant to this By-Law.”

**Article 70   Public Works Regulations**

**Section 6                      Betterments**

Whenever betterments are assessed in connection with a public way, the entire cost of the construction of streets on said ways shall be assessed to the abutters and one-half (1/2) of the costs of construction of sidewalks shall be assessed to the abutters, provided, however, that this section shall not apply to a subdivision of land under Section 81 of Chapter 41 of the General Laws as amended.

~~The Director of Public Works may make repairs to private ways providing that an Annual or Special Town Meeting determines that the repairs are required by public necessity and convenience and a majority of the abutters petition for such repairs to be made and that the way has been open to public use for a period of six (6) years. Such repairs shall include the installation and construction of drainage if necessary, and the filling of holes in the sub-surface of such ways and repairs to the surface materials thereof. Materials for such repairs shall, where practical, be the same as or similar to those used for existing surfaces of such ways but may include surfacing the ways with bituminous materials including but not limited to bituminous concrete.~~

~~The Town Administrator shall assess betterment's upon the owners of estates which derive particular advantage from the making of such repairs on any such private way. Such assessment~~

~~shall be a sum equal, in the aggregate, to the total cost of such repairs and, in the case of each such estate, in proportion to the frontage thereof on such way. Except as otherwise provided, the provisions of Chapter 80 of the General Laws, as amended, relating to public improvements and assessments thereof shall apply to repairs to private ways ordered to be made under this section; provided that no assessment amounting to less than five hundred dollars (\$500.00) shall be apportioned and no assessment may be apportioned into more than twenty (20) portions.~~

~~The Town shall not be liable on account of any damage caused by such repairs.~~

..... (Retain Section 7) .....

## **Section 8            Private Ways**

*Snow and Ice Removal.* The Town may remove snow and ice from such private ways for emergency vehicle access in accordance with Massachusetts General Laws and Board of Selectmen regulations and policies.

*Barriers.* Barricades, obstacles, or vehicles on private ways that are a barrier to prompt and appropriate emergency access shall be removed on order of the Police or Fire Chief, at the expense of the owner or owners of the private way. However, if the barrier is a vehicle, it shall be removed on order of the Police or Fire Chief and at the expense of the owner of the vehicle.

*Temporary Repairs.* The Town may perform temporary repairs to private ways that have been open to the public for a period of at least six (6) years. The Town may only perform temporary repairs in accordance with regulations and policies issued by the Board of Selectmen and that are determined by the Director of Public Works to be required for public necessity.

Said temporary repairs shall be considered necessary if they abate an immediate hazard. They shall not be considered as maintenance of the private way nor shall the way be considered a public way. Cash deposits or payments shall not be required and betterment charges shall not be assessed for said temporary repairs.

The Town shall not be liable for any damage to private property caused by such repairs, except as otherwise provided by law. The Town shall not incur any liability whatsoever on account of action or inaction resulting pursuant to this By-Law, or otherwise act thereon.

## **ARTICLE 19**

### **Amend Article 79A of the Town of Natick By-Laws: Stormwater Management and Erosion Control (Board of Selectmen)**

To see if the Town will vote to amend the existing Stormwater and Erosion Control By-Law, as codified in Article 79A of the Natick Town Bylaws, to optimize the Town's regulation of land disturbance activity, for purposes that shall include, but shall not be limited to the following: (1) the protection of local drinking water supply; (2) the reduction of stormwater runoff; (3) compliance with new Municipal Separate Storm Sewer System (MS4) regulations; (4) the preservation of natural resources; and (5) the achievement of recommendations proposed in the 2019 Natick 2030+ Master Plan, 2018 Hazard Mitigation Plan and the 2018 Community Resilience Building Report; or otherwise act thereon.

## **ARTICLE 20**

### **Transfer of land to Conservation Commission: Portions of 165 Mill Street Parcel (Board of Selectmen)**

To see if the Town will vote to transfer from the School Committee and the Board of Selectmen to the Conservation Commission, the care, custody, management, and control of a portion of land

adjoining the Kennedy Middle School, identified as 5.28 acres, located at 165 Mill Street, as shown on a Plan entitled “Town of Natick Kennedy Middle School, 165 Mill Street, Natick, Massachusetts, Permitting Documents, Submitted to the Department of Environmental Protection” revision date February 6, 2019, portion identified on that Plan as “Potential Conservation Easement NAE-2019-01219 12-13-2018,” and available for inspection in the Board of Selectmen’s office, for the purposes of dedicating the land in perpetuity for conservation purposes and subject to the strictures and the protections of Article 97 of the Amendments to the Massachusetts Constitution, as required by the permit for File Number NAE-2019-01219, issued by the U.S. Army Corps of Engineers to the Natick School Department on April 16, 2019 ; or to take any other necessary action; or to act otherwise thereon.

**ARTICLE 21**  
**West Natick Fire Station Signal Controls**  
**(Board of Selectmen)**

To see if the Town will vote, subject and pursuant to General Laws Chapter 40, Section 3, Section 4, and Section 15, and any other enabling law, to authorize the Board of Selectmen to release and convey all right, title and interest held by the Town, to the Commonwealth of Massachusetts Department of Transportation, on such terms and conditions, which may be nominal consideration, as the Board of Selectmen deems appropriate, of a portion of certain Town property located at 268 Speen Street for a shared use walkway for pedestrian travel to be located within the state highway layout , or otherwise act thereon.

**ARTICLE 22**  
**Amend Article 20 of the Natick Town Bylaws**  
**(Board of Selectmen)**

To see if the Town will vote to amend the chart entitled “MULTIPLE MEMBER BODY APPOINTMENTS MADE BY THE TOWN ADMINISTRATOR” set forth in Article 20, section 5, of the Natick Town Bylaws, to be consistent with the Massachusetts General Laws, by striking the phrase “Commission on Disability”, or otherwise act thereon.

**ARTICLE 23**  
**Alteration of Layout of North Main Street (Route 27) and Adjacent Streets**  
**(Board of Selectmen)**

To see if the Town will vote to accept as a public way the altered layout of North Main Street (Route 27) and adjacent streets thereto, to include within the layout of North Main Street and adjacent streets certain fee interests and permanent easements as shown on a plan entitled “Layout Alteration Route 27 Roadway Improvements North Main Street Natick, Massachusetts,” dated April 2, 2019, prepared by Lighthouse Land Surveying, LLC, as said plan may be amended, said plan on file with the Town Clerk; or otherwise act thereon.

**ARTICLE 24**  
**Transfer of Land and Grant of Easement to Natick Affordable Housing Trust: 299-301**  
**Bacon Street**  
**(Board of Selectmen)**

To see if the Town will vote to transfer from the Board of Selectmen to the Natick Affordable Housing Trust, the care, custody, management, and control of land identified as 0.28 acres, Assessor’s Parcel No. 26-0000164A, located at 299-301 Bacon Street, as shown on a Plan entitled “Subdivision Plan on Land in Natick, Midwest Engineering, Inc., Surveyors, dated June 23, 2003,” recorded as Plan Number 18326B with the Land Court Registration Office, deed into the Town of Natick recorded in the Middlesex South Registry of Deeds at Book 1470, Page 1; and further, to authorize the Board of Selectmen to grant to the Natick Affordable Housing Trust, an easement over the Town right-of-way, for the purposes of installation and maintenance of a sewer main, as show in the Plan entitled “Plan and Profile, Sewer Force Main, Plan of Land in

Natick, Mass.”, prepared by Sullivan Surveying Company, LLC, Sheet C2, revision date 7/2/19, on file in the Board of Selectmen’s office; or to take any other necessary action to effectuate the purposes of this Article; or to act otherwise thereon.

**ARTICLE 25**  
**Access to Hunnewell Fields**  
**(Board of Selectmen)**

To see if the Town will vote to authorize the Board of Selectmen to acquire by gift, purchase, taking by eminent domain, or otherwise, any interest or interests in all or part of the property located at 22 Pleasant Street, Natick MA, for access to the Hunnewell Fields; and further, to authorize the Board of Selectmen to transfer any portion of town-owned land acquired under the deed recorded in the Middlesex South Registry of Deeds at Book 2962, Page 41, on such terms and conditions, which may be nominal consideration, as the Board of Selectmen deems appropriate, as necessary to effectuate 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 to act otherwise thereon.

**ARTICLE 26**  
**22 Pleasant Street**  
**(Recreation and Parks Commission and Seth Levine et al)**

To see what actions the Town will take or vote to change, amend, modify, augment, or supplant its previous votes under Article 35 of 2015 Spring Annual Town Meeting, Article 29 of 2016 Spring Annual Town Meeting, Article 27 of 2017 Fall Annual Town Meeting, or any other Article of any Town Meeting which authorized negotiation, appropriation of funds, raising of funds, transfer from available funds and/or borrowing authorization for the acquisition of property known as 22 Pleasant Street; being shown as Assessors Map 64, Lot 44 in South Natick (the Site) by purchase, gift, eminent domain, or other means.

Provided however that no reduction of any previous appropriation or borrowing authorization may occur under this Warrant Article, except as expressly provided below regarding the substitution in whole or in part of other funds, and further provided that no previous authorization for negotiation, acquisition by gift, purchase, eminent domain or other means may be rescinded under this Warrant Article, but allowing that non monetary restrictions and non monetary conditions (the term ‘non monetary’ meaning other than appropriation or borrowing) in any previous votes may be modified or removed as provided later within this Article; and to allow

- a) That such changes, amendments, or modifications to authorize the Board of Selectmen to purchase, acquire, accept by gift, or take by eminent domain a comprehensive surface and air rights easement for open space, recreation, park, playground, access, parking, boating, and/or other purposes (“Comprehensive Easement”) for all, or substantially all, of the Site; and/or limited or total sub surface easements for all or portions of the Site and/or
- b) That any subsurface easement may vary in depth and/or in lateral scope within the Site in order to avoid areas of underground contamination including but not limited to any areas of contamination that rise or fall with periodic changes in the water table. (The purpose of this provision, including but not being limited to, that any subsurface easement does not need to extend down to or to include any layers of identified underground contamination or underground tanks); and/or
- c) That such Comprehensive Easement may alternatively be used for portions of the Site in conjunction with fee acquisition for other portions of the Site, provided that such combination result, at a minimum, in acquisition of all or substantially all the surface and air rights of the Site; and/or
- d) That a Comprehensive Easement for all or substantially all of the Site or in combination with fee acquisition include all beneficial surface and above ground rights, uses,

buildings, structures, trees, areas of now or former canals located east of Pleasant St. , and the like, and/or in conjunction with limited or total subsurface easements for improvements for utilities and drainage or other subsurface areas; and/or

- e) That the intent of the above clause and purpose of this Warrant Article and the term Comprehensive Easement being that the Town would become the holder of all or substantially all of such beneficial surface and air uses and rights for the benefit of the public and/or Town such that no private rights of surface and/or air rights or uses remain with the current owner of the Site (except as expressly allowed below), but that any underground area or volume of and/or subsurface area of environmental contamination and any contaminated area of the building may be excluded. (This provision being a precaution that easement rights are often narrowly construed allowing a fee owner to retain all rights of ownership and use unless expressly taken or acquired and being that the town would acquire all or substantially all the beneficial surface and above ground uses and rights of the Site.); and/or
- f) That subject to the required provisions and prohibitions stated elsewhere in this Article, Town Meeting may expand the purposes and or remove or modify non monetary conditions or non monetary restrictions in any previous vote of Town Meeting for any acquisition of the Site but only in order to accomplish the purposes of this Article which are at a minimum acquiring all or substantially all of the surface and air rights of the Site; and/or
- g) That the condition in Article 27 of 2017 Fall Annual Town Meeting may be removed or modified, but only to accomplish or to allow the purposes of this Article, which condition stated "provided that the Board of Selectmen is not authorized to acquire said property unless a Purchase and Sale Agreement, satisfactory to the Board of Selectmen, is entered into with the owner of said property" (it being noted, among other things, that said provision of 2017 Fall Annual Town Meeting might prevent any exercise of any eminent domain power); and/or
- h) That said land be subject to an Activity and Use Limitation to encompass and/or to encapsulate or otherwise restrict use of any areas of or over identified contamination; and/or
- i) That any portion of the Site acquired under this Article may be acquired subject to or provide for a subsequent Activity and Use Limitation especially, but not necessarily, limited to any surface areas above underground contamination; and/or
- j) That an Activity and Use Limitation may provide or require that such areas be paved over and encapsulated. (For example purposes only, as is required of and in the purchase of the contaminated rail trail land acquired by the Town but not restricting the town to the same paving or encapsulation methods or approaches.); and/or
- k) To allow access, whether by right, permission or otherwise, through designated portions of the Site once acquired under this Article for the use of the Wellesley Cooperative Nursery School (or any similar charitable trust successor) located on deed restricted land under the deed of Isabella Pratt Hunnewell Shaw at Merrill Road (a private way) abutting Hunnewell Park; and/or
- l) That other funds may be appropriated, raised or transferred from available funds including, without limitation, any stabilization fund, to substitute for all or part of the borrowing authorization under previous votes of Town Meeting in which case only then may the previous borrowing authorization be reduced under this Article and in which case any remaining borrowing authorization must be maintained in an amount such that the sum of such other funds and any remaining borrowing authorization shall be equal , at a minimum, at the total dollar amount appropriated in previous votes of Town Meeting; and/or
- m) That FAR Bonus Stabilization Funds may be appropriated and used, as part of the acquisition contemplated under this Article, for the portions of the site which are zoned RG and/or RSB and/or for any portion zoned I-1 which is open space; and/or
- n) To allow any fee acquisition, Comprehensive Easement, or combination thereof, either to permit or to require the owner of the Site or other party to:
  - i) remove all or part of the existing building,
  - ii) fill any basement or substructure areas that are removed with clean fill,
  - iii) excavate, remove and replace any contaminated soil with clean fill,

- iv) excavate and remove any underground tanks and replace same with clean fill,
- v) excavate and remove any underground wheels, machines, generators, water flow harnessing devices, and the like and replace same with clean fill,
- vi) the preference being that areas of now or former canals east of Pleasant St not be filled in such a way that such canal use cannot be revived
- vii) specify that such removal and replacement activities may occur either before or for a period of time after the closing on or eminent domain taking of the Town contemplated under this Article,
- viii) that access may be allowed for the owner or other party after the closing, or eminent domain taking for such period of time as the Selectmen may negotiate to accomplish the purposes of this Article, and/or
- ix) that such subsequent access may include monitoring of the Site
- x) that any such subsequent access shall be allowable under this Article notwithstanding any other provision of this Article; and/or
- o) To allow that the Comprehensive Easement may also be used in any combination with fee acquisition such as for example that the parts of the site which are clean and free of buildings may be acquired in fee and the other parts acquired by Comprehensive Easement and that the meaning of Comprehensive Easement may include any combination provided such combination is, at a minimum, for all or substantially all of the surface and air rights of the Site; and/or
- p) That any combination of fee acquisition and Comprehensive Easement may be authorized under this Article provided that any such combination, at a minimum, be for all or substantially all of the surface and air rights of the Site; and/or
- q) To allow that any Comprehensive Easement or fee under this Article to include:
  - i) the portions of the Charles River that are recorded as part of the 22 Pleasant Street lot; and
  - ii) any and/or all above ground, surface and/or subsurface utilities serving or accessible to 22 Pleasant Street; and
  - iii) any and/or all rights of 22 Pleasant St on, of and/or to lands, flow lands, dam access and repair, submerged lands and or all other real property interests and rights located to the west of Pleasant Street.

Further, to authorize the Board of Selectmen and other applicable boards, commissions, and personnel to apply for and receive grants or gifts for the purposes of this Article and to take all action necessary or appropriate to accomplish the purposes of this Article; and/or

And further provided that the Town may vote to increase the previous appropriation and/or borrowing authorization; and/or otherwise raise, and/or transfer from available funds, or appropriate from Stabilization Funds; for the acquisition by purchase or taking by eminent domain of fee, or Comprehensive Easement, or combination thereof, and/or to see what sums the Town will appropriate, raise or transfer from available funds for due diligence regarding the Site; and

And further provided that under this warrant article:

The term “substantially all” under this Article shall have a meaning of more than 80% of the total of surface rights (including associated air rights), and that surface rights include above ground improvements areas providing, for purposes of clarity, that where the Selectmen agree or the owner provides that the building may be removed, that then the footprint area of the building or any portion so removed will count as part of surface rights (including associated air rights); and

The term “substantially all” under this Article can exclude areas of contamination below the surface or below the bed in the Charles River bed and may exclude identified areas of surface or building contamination that are not remediated by the owner or other party; and

Any such surface areas or building areas so excluded shall first be deducted from 100% for the purposes of measuring 80%; and

Any further exclusions, which are not for reasons of environmental contamination, may not result in less than “more than 80%” of the total overall surface rights and building footprint areas being acquired; and

Any easement or fee acquisition or combination thereof for only driveways and/or streets to access the Hunnewell Park is not permitted under this Article; and

The term “substantially all” under this Article cannot be used to reduce the acquisition under this Article to the sum of driveway or street access to Hunnewell Park plus de minimis additional land area or rights;

Or otherwise act thereon.

## **ARTICLE 27**

### **Real Estate Transfer Surcharge In Support of Affordable Housing (Natick Affordable Housing Trust Fund)**

To determine whether the Town will authorize the Board of Selectmen to petition the General Court for special legislation that would impose a real estate transfer fee to be used by the Natick Affordable Housing Trust for the purposes of acquiring, creating, preserving, rehabilitating, restoring and supporting affordable housing in the Town, or take any other action relative thereto.

## **ARTICLE 28**

### **Land Area of the Town and its Makeup (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 action regarding: The true gross land area of the Town and its makeup by statutory, regulatory, and ownership components; including but not limited to the total land area zoned for residential, commercial or industrial use as pertains to 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 sites potentially comprising one and one half per cent or more of the total land area zoned for residential, commercial, or industrial use.
  - Identify and recommend any zoning changes or other actions that might strengthen or improve the Town’s position relative to meeting or exceeding any statutory or regulatory tests and criteria;

- Report its findings and recommendations to 2020 Spring 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 any statutory 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 or other vendor 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 2020 Spring 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 29**

#### **Adjust Housing Density and Residential Parking Regulations in the Downtown Mixed-Use District (Ganesh Ramachandran et al)**

To see if the Town will vote to amend the Town of Natick Zoning Bylaws to adjust the density of housing permitted and residential parking required in the Downtown Mixed-Use District, to help achieve the following goals:

1. Encourage a mix of housing types and sizes, at a range of affordable price points;
2. Increase housing options for single-person households, empty-nester couples, veterans, people with disabilities, and long-term Natick residents who seek to downsize while remaining in Natick;
3. Encourage car-free, or minimal car ownership households proximate to the Natick Center Commuter Rail station, to reduce new demands on traffic and parking;
4. Support new businesses that enliven Natick Center and provide desirable restaurant and retail alternatives for residents and visitors.

Or otherwise act thereon.

#### **ARTICLE 30**

#### **Amend Zoning By-laws: Creative Production Use Zoning Amendment (Planning Board)**

To see if the Town will vote to amend the Zoning Bylaws to:

- 1) Add definitions for “Creative Production “to Article I, Section 200 of the Town of Natick Zoning Bylaw;
- 2) To determine which zoning district(s) such uses may be permitted By-Right or by Special Permit;

- 3) To determine intensity, dimensional and other regulations for such uses as may be permitted by right or by special permit and
- 4) To determine off-street parking standards and regulations for such uses as may be permitted By Right or by Special Permit;

or otherwise act thereon.

**ARTICLE 31**  
**Amend Zoning Bylaws: Specialty Craft Fabrication Zoning Amendment**  
**(Planning Board)**

To see if the Town will vote to amend the Zoning Bylaws to:

- 1) Add definitions for “Specialty Craft Fabrication”;
- 2) To determine which zoning district(s) such uses may be permitted By-Right or By Special Permit;
- 3) To determine intensity, dimensional and other regulations for such uses as may be permitted by right or by special permit and
- 4) To determine off-street parking standards and regulations for such uses as may be permitted By-Right or by Special Permit;

or otherwise act thereon.

**ARTICLE 32**  
**Amend Zoning By-Laws: Downtown Business (DB) District Zoning Amendment**  
**(Planning Board)**

To see if the Town will vote to amend the Town of Natick Zoning By-Laws by:

- A. Establishing, creating or defining a new Section III-EE Downtown Business District (DB) after Section III-E as follows, including but not limited to:

1. Purpose and intent;
2. Use regulations for DB districts;
3. Dimensional and density requirements;
4. Procedures;
5. Design review board;

- B. Amending Section V-D OFF STREET PARKING AND LOADING REQUIREMENTS to define off-street parking standards for DB districts;

or otherwise act thereon.

**ARTICLE 33**  
**Amend Zoning By-Laws: Non-Conforming Uses, Large Residential Additions Zoning Amendment**  
**(Planning Board)**

To see if the Town will vote to amend the Zoning By-laws to amend Section V-A (4), Nonconforming Uses, by:

1. Amending, modifying or adding, without limitation, to Section 200 Definitions for “Large Additions, Residential”;
  2. Adding, without limitation, provision(s) for regulating alteration, addition or demolition/reconstruction activity yielding “large additions” on nonconforming single and two-family dwellings;
  3. Amending, modifying, or adding to Section VI – E – Board of Appeals, Special Permits;
- or otherwise act thereon.

**ARTICLE 34**  
**Amend Zoning By-Laws: Alternate Uses In Residential Districts Zoning Amendment**

**(Planning Board)**

To see whether the Town will amend Natick Zoning Bylaw Section V Special Requirements, to restrict non-residential uses in the setbacks of residential lots, or otherwise act thereon

**ARTICLE 35**

**Amend Zoning Bylaw – Retail Marijuana Overlay Districts  
(Planning Board)**

To see if the Town will vote to amend the Town of Natick Zoning Bylaws as follows:  
To correct and revise the properties previously designated for inclusion in Retail Marijuana Overlay Districts as voted by Town Meeting under 2018 Special Town Meeting #2, Article 2; or otherwise act thereon.

**ARTICLE 36**

**Amend Article 2 Section 10-c of the Charter  
(Town Meeting Practices and Rules Committee)**

To see what action the Town will take to amend Article 2 Section 10-c of the Charter

- 1) To provide that residents or taxpayers who are not Town Meeting members have the right, subject to rules adopted from time to time, to speak but not to make motions or vote and /or
- 2) To otherwise make rights and restrictions in Article 2 Section 10-c consistent with Article 2 Section 10 b and/or
- 3) To provide a definition within the Charter and/or for the purposes of and/or within Article 2 Section 10 c of “taxpayers” for example but not limited to that taxpayers shall mean ‘taxpayers owning real property interests and/or personal property subject to valuation and assessment by the Town Assessor and payment to the Town Treasurer Collector’ or other definition and/or
- 4) otherwise act thereon.

**ARTICLE 37**

**Report from Town Meeting Practices and Rules Committees  
(Town Meeting Practices and Rules Committee)**

To see what action the Town will take to hear and to discuss a report of the Town Meeting Practices and Rules Committee created by 2019 Spring Annual Town Meeting under Article 13 and /or

See what sums of money the town will appropriate, raise or transfer from available funds to provide for copies of a draft revised Town Meeting Member Handbook to be prepared for Spring Annual 2020 Town Meeting

or otherwise act thereon.

**ARTICLE 38**

**Amend the Town of Natick By-Laws: Create New Standing Committee  
(Town Meeting Practices and Rules Committee)**

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 any 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 primary purpose of considering and making recommendations on all zoning warrant articles, motions and related zoning matters and reporting thereon in print to all Town Meeting Members and to set the

- number of days in advance of Town Meeting action for such report except where compliance with this provision would defeat the purpose of a Special Town Meeting; and/or
- ii) to determine the name, size and composition of such standing committee and to specify the eligibility, term and/or qualifications of the committee and for an individual to be a member of such committee provided however that no person holding an elective town office except Town Meeting member or constable shall be eligible to serve on said committee and to determine whether those serving on appointed committees or boards that have responsibility for issuing permits, approving expenditure of funds or exercising final authority over any matter shall be eligible to serve on said committee; and/or
  - iii) to allow such standing committee, in connection with its work, 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/or
  - iv) to provide that such committee, in connection with its work, have access to Town Counsel whether such provision is made in a new by law article or section of the By-Laws or within Article 22 – Town Counsel, Section 5 (c) of the By-Laws; and/or
  - v) to specify any other powers, duties or responsibilities of such committee; and/or
  - vi) to modify the duties of the Finance Committee under By-Law Article 23, Section 4 regarding consideration, reporting and recommending on all matters of business within the articles of any warrant where a standing committee has been created by Town Meeting pursuant to Article 2, Section 11(e) of the Charter and said standing committee is given primary or required advisory committee responsibility to study, review, recommend and reporting advance of Town Meeting on certain or particular types or categories of subject matter of warrant articles that otherwise would have been the required responsibility of the Finance Committee, and/or
  - vii) to permit the Finance Committee to consider such categories or types of matters of business at its discretion and/or
  - viii) to require the Finance Committee to consider such categories or types of subject matter of business if directed to do so by the Moderator regarding a particular warrant article of any town meeting and/or
  - ix) to modify or to add other reporting requirements and elements to the report of the Finance Committee for the benefit of Town Meeting and the public and/or
- or otherwise act thereon.

#### **ARTICLE 39**

##### **Amend the Town of Natick General Bylaws and Zoning Bylaws to change references to the Board of Selectmen to the Select Board, and to change references to Chairman to Chair (Jennifer Paige Adams et al)**

To see if the Town will vote to amend the Town of Natick General Bylaws and Zoning Bylaws to change references to the Board of Selectmen to the Select Board, and to change references to Chairman to Chair, or otherwise act thereon

#### **ARTICLE 40**

##### **Amend the Town of Natick Home Rule Charter to change references to the Board of Selectmen to the Select Board, and to change references to Chairman to Chair (Jennifer Paige Adams et al)**

To see if the Town will vote to amend the Town of Natick Home Rule Charter to change references to the Board of Selectmen to the Select Board, and to change references to Chairman to Chair, or otherwise act thereon.

#### **ARTICLE 41**

##### **Contact Information Requirement for Town Meeting Members and Elected Officials (Patricia Sciarra, et al)**

To see if the Town will vote to request Town Meeting Members and Elected Town Officials to provide contact information to the Town Clerk that creates reasonable accessibility to its constituents, to members of Town Agencies, to appointed and elected officials. Reasonable access means ability to make contact in 48 hours or less.

#### **ARTICLE 42**

##### **Feasibility Study for Increasing Parking Spaces for Morse Institute Library (Saul Beaumont et al)**

To see what sum of money the Town will vote to raise and appropriate, or otherwise provide, for a study to determine the feasibility of increasing the amount of Morse Institute Library parking places. The study of the area around the library including Clarendon Street is to determine the feasibility and cost for the following items, including but not limited to:

1. increase the safety of using library parking to avoid crossing a public street
2. bring the disabled parking spaces closer to the library to avoid crossing a public street
3. increase the quantity of parking spaces available to the public to better support the library usage of more than a thousand users per day

or any other criteria otherwise necessary to fulfill the objectives of the feasibility study. Or take any further action with respect thereto.

#### **ARTICLE 43**

##### **Annual Appropriation to Subsidize the Operation of the Lincoln Café at the Community-Senior Center (Jerry L. Pierce, Judy D'Antonio et al)**

To see if the Town will vote to appropriate an annual amount of \$10,000 to help subsidize the cost to continue to operate the Lincoln Café at the Community-Senior Center enabling us to continue to provide a healthy lunch at affordable prices for Senior Citizens of Natick which also provides them the opportunity to enjoy socialization with other Seniors with like interests; or otherwise act thereon.

#### **ARTICLE 44**

##### **Rezone Properties Known as 1075 & 1085 Worcester Street from Industrial II to Highway Mixed Use I (Paul McKeon et al)**

To see if the Town will vote to amend the Zoning Bylaws and Map with regards to:

- 1) replace the Industrial II (INII) zoning district with the Highway Mixed Use I (HMI) on certain lots;
- 2) Amend the Section III-B (3), (4), and (5) regarding Large Parcels – lower minimum parcel threshold for large parcels from 200,000 square feet;

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 15, 2019 also by causing the titles of the articles on the Warrant for the 2019 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 23, 2019.

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, 19th Day of August 2019.

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

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

\_\_\_\_\_  
JONATHAN H. FREEDMAN  
Clerk

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

\_\_\_\_\_  
KAREN ADELMAN-FOSTER  
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).

MOTION A (Requires majority vote)

Move that the Town vote to increase the appropriation voted by the 2019 Spring Annual Town Meeting under article 8 for the following budgets by the sum of \$738,588, said sum to be distributed as follows:

- To supplement the Public Safety budget as voted under Article 8 Motion B1 of the 2019 Spring Annual Town Meeting by adding \$15,000 to Parking Enforcement Expenses for equipment repairs and collections software maintenance.
- To supplement the Public Safety budget as voted under Article 8 Motion B1 of the 2019 Spring Annual Town Meeting by adding \$3,325 to Police Salaries for management merit increases.
- To supplement the Public Safety budget as voted under Article 8 Motion B2 of the 2019 Spring Annual Town Meeting by adding \$25,000 to Fire Department Expenses for contractually required assessment center.
- To supplement the Administrative Support Services budget as voted under Article 8 Motion E of the 2019 Spring Annual Town Meeting by adding \$10,077 to Finance Salaries for Finance Coordinator upgrade and merit increase for Payroll Manager.
- To supplement the Shared Expenses budget as voted under Article 8 Motion G of the 2019 Spring Annual Town Meeting by adding \$40,000 to Property and Liability Insurance for increased insurance coverage costs.
- To supplement the Administrative Support Services budget as voted under Article 8 Motion E of the 2019 Spring Annual Town Meeting by adding \$25,000 to Information Technology Expenses for system security testing.
- To supplement the Board of Selectmen's budget as voted under Article 8 Motion E of the 2019 Annual Town Meeting by adding \$620,186 to Board of Selectmen Expense for CBA Settlements.

With the above Budget be raised from following sources:

Free Cash for Fiscal Year 2020

\$738,588

MOTION B (Requires majority vote)

Move that the Town vote to increase the appropriation voted by the 2019 Spring Annual Town Meeting under article 8 for the following budget by the sum of \$96,000, said sum to be distributed as follows:

- To supplement the Community Services and Health budget as voted under Article 8 Motion D of the 2019 Spring Annual Town Meeting by adding \$62,000 to Community Services Salaries for salaries previously covered by the rental revolving fund.
- To supplement the Community Services and Health budget as voted under Article 8 Motion D of the 2019 Spring Annual Town Meeting by adding \$24,000 to Community Services Expenses for expenses previously covered by the rental revolving fund.
- To supplement the Community Services and Health budget as voted under Article 8 Motion D of the 2019 Spring Annual Town Meeting by adding \$10,000 to the Community Service's Council on Aging to produce and mail the Sentinel Newsletter.

With the above Budget be raised from following sources:

Free Cash for Fiscal Year 2020	\$96,000
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MOTION C (Requires majority vote)

Move that the Town vote to increase the appropriation voted by the 2019 Spring Annual Town Meeting under article 8 for the following budgets by the sum of \$2,000,000 said sum to be distributed as follows:

- To supplement the Shared Expenses budget as voted under Article 8 Motion G of the 2019 Spring Annual Town Meeting by adding \$1,640,000 to Shared Expenses, Employee Fringe for buy out of the Town's liabilities to the LIUNA National (Industrial) Pension Fund.
- To supplement the Water & Sanitary Sewer Enterprise Fund budget as voted under Article 8 Motion H1 of the 2019 Spring Annual Town Meeting by adding \$360,000 to Water & Sanitary Sewer, Employee Fringe Benefits for buy out of the Enterprise Fund's liabilities to the LIUNA National (Industrial) Pension Fund.

With the above total budget amendment amount be raised from following sources:

Free Cash FY 2020	\$1,640,000
Water and Sewer Retained Earning	\$360,000



## Town of Natick

### Free Cash Appropriations - FATM 2019

<u>Item</u>		<u>Amount</u>	<u>Rationale</u>
Free Cash as of 7/1/2019		TBD	
.5% of G/F Revenue Set-Aside		TBD	Per Financial Management Policies
<b><u>2019 Fall Town Meeting</u></b>			
Article 2 - Transfer to Stabilization Fund		min (\$500,000)	Per Financial Management Policies
Article 3 - Transfer to Operational Stabilization Fund		min (\$500,000)	Per Financial Management Policies
Article 4 - Transfer to Capital Stabilization Fund (FY 2018 Local Option Taxes) + 600k		(2,119,347)	Per Financial Management Policies
Article 5 - Transfer to OPEB Stabilization Fund		(475,000)	Per Financial Management Policies
Article 1 - FY 20 Operations		(834,588)	
Article 42 - Feasibility Study Morse Institute Parkings		(15,000)	
Article 1 - LIUNA		(1,640,000)	General Fund Portion of LIUNA
<b><u>2020 Spring Town Meeting</u></b>			
FY 2021 Operating Budget		Remaining Balance	Free Cash for FY 2021 Operating Budget

**Remaining Unallocated Balance**

# Financial Management Principles

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## PART 1: GENERAL

To protect the town's financial stability, to ensure the availability of adequate financial resources in times of emergency, to capitalize on high bond ratings (and thus low interest rates), it is essential that policies regarding the town's financial management be adopted and adhered to in the preparation and implementation of the town's operating and capital budgets. These policies shall be reviewed no less than annually and may be, but are not required to be, revised as a result.

## PART 2: PRINCIPLES

### Reserves: Use and Recommended Balances

- The Town shall appropriate reserve funds in accordance with M.G.L. C40 Section 6 for extraordinary and unforeseen expenditures. The reserve amount may not exceed three per cent of the tax levy for the fiscal year. No direct drafts against this fund shall be made, but transfers from the fund may from time-to-time be voted by the Finance Committee and the Town Comptroller shall make such transfers accordingly. The Board of Selectmen, in the case of the Water/Sewer Enterprise Fund vote transfers from the water/sewer reserve fund and the Town Comptroller makes such transfers accordingly.
- Reserves and one-time revenues should be used only for capital or other non-recurring expenses, except as noted below.
- The Town will strive to maintain unappropriated free cash at a minimum of 1% of revenues, and unappropriated free cash should never be less than ½ % of revenues.
- Encumbrances shall be reviewed annually and released as deemed appropriate by the Town Administration.

### Stabilization Funds:

- The Town will maintain a diversified series of permanent reserves in the form of stabilization funds. These stabilization funds will consist of six types:
  1. A General Stabilization Fund should be maintained for the purpose of unforeseen and catastrophic emergencies. It should, at a minimum, be at a level equal to 2% of revenues, with the target being 5% of revenues. This fund was adopted in accordance with M.G.L. C40, Section 5B at the Annual Town Meeting in 1961.
  2. An Operational Stabilization Fund should be maintained for the purpose of augmenting operations in case of sustained economic downturn and associated loss of revenues in support of operations. Sustained economic downturn will be any situation whereby State Aid and/or local receipts are significantly reduced from one-year to the next. ("Significantly" being defined as more than 5% of the total for the respective revenue category.) The target amount of money in the Operational Stabilization Fund should be sufficient to sustain operations through a three-year period of economic downturn. This shall be equivalent to 10% of State Aid Revenues and 5% of Estimated Receipts cumulative for a three-year period. This fund was adopted in accordance with M.G.L. C40, Section 5B at the 2011 Spring Annual Town Meeting.
  3. A Capital Stabilization Fund should be maintained for the purpose of funding any capital related project, or pieces of capital equipment, or debt-service payment related thereto. It shall be funded primarily through local option taxes though other funding sources as may be available from time to time are not precluded. This fund was adopted in accordance with M.G.L. C40, Section 5B at the 2010 Fall Annual Town Meeting.
  4. An Inflow & Infiltration Stabilization Fund should be maintained for the purpose of funding repairs to and replacement of sewer lines to reduce inflow and infiltration into the Town's sewer system. It can also be used to pay debt service related to this purpose. Sewer connection fees will be the primary source of funding although other funding sources as may be available from time to time are not precluded. This fund was adopted in accordance with M.G.L. C40, Section 5B at the 2014 Spring Annual Town Meeting.
  5. A One-to-One Technology Stabilization Fund should be maintained for the purpose of funding the one-to-one technology program for Natick High School Students. This fund was adopted in accordance with M.G.L. C40, Section 5B at the 2014 Spring Annual Town Meeting.
  6. A FAR Bonus Stabilization Fund should be maintained for the purpose of the creation of additional open space and public parks. More specifically, FAR Bonus monies are to be used for "Open Space Public

Benefit Amenities” which are defined as either parks or excess pervious landscaping available for the active or passive recreation, or leisure use, by the public. This fund was adopted in accordance with M. G.L. C40, Section 5B at the 2015 Fall Annual Town Meeting.

- Stabilization Funds should be enhanced whenever possible in order to meet and/or maintain the desired target levels.

### **Capital Planning and Budgeting**

- A 5-Year capital plan should be developed and updated annually, per Section 5-7 of the Town’s Charter.
- Funding for capital projects shall be timed to maximize efficiency, cost-effectiveness and return on investment
- A minimum of 6-7% of net general fund revenues (i.e. within-levy) should be set aside annually to fund capital needs, inclusive of cash appropriations and the subject year’s debt budget. Not included in this target are those capital improvements and equipment purchases funded through Debt Exclusions, Enterprise Funds, Intergovernmental Funds, Grants, Mitigation Funds, Chapter 90 Funds, etc. This goal should be revisited regularly to ensure that the Town is investing adequately in its capital needs.
- All capital needs of all Town Departments, including the School Department shall be included within the capital plan.
- Credit rating agency guidelines recommend that a town maintain a general fund debt service payment burden ratio, as a percentage of available revenue or expenditures, between 8% and 12%. The Town shall strive to maintain its burden ratio below 10%. Affordability analysis as determined by this measure will be undertaken prior to General Fund debt being authorized by Town Meeting.

### **Debt Issuance and Management**

- Capital projects should be carefully scheduled and monitored to minimize borrowing costs while optimizing investment opportunities.
- Large capital projects, generally costing over \$1 million and having a useful life of ten years or more, are typically funded with debt to spread the cost out over many years.
- The Town will strive to issue debt on a level principal payment basis in order to reduce the total amount of interest that is paid on the issuance.
- Refinancing existing debt to reduce interest rates and costs will be reviewed annually.
- Projects with balances remaining after project completion shall be reviewed annually and excess balances shall be closed to free cash or appropriated for other projects of similar nature.
- Authorized unissued debt remaining after a capital project has been completed shall be presented to Town Meeting for rescission.

### **Financial Planning and Forecasting**

- Revenue estimates should be realistic, yet conservative, to minimize the potential of shortfalls in the subsequent year’s operating budgets and corresponding impacts on free cash.
- Three year revenue and expenditure forecasts should be reviewed and updated no less than annually.

### **Cash/Investments Management**

- Fees and charges will be reviewed regularly to ensure that – where appropriate – they cover direct and indirect costs associated with the related service and/or that they fulfill a policy objective or other purpose of the Town.
- The Town’s Investment Policy shall be reviewed annually by Board of Selectmen and Town Administrator.
- The Treasurer shall report the cash and investments balances of the Town, as of June 30 each year, to the Board of Selectmen and Town Administrator and provide a report of the safety, liquidity, investment earnings and the amount of insurance/collateralization for all funds.

### **Retirement System Funding**

- The Town will use an actuarially accepted method of funding its pension system to achieve a fully-funded position. The Town’s contribution to employee retirement costs will be adjusted annually as necessary to maintain the funding schedule. If the Town reaches its actuarial-required contribution (defined as Town and employee contributions that when expressed as a percent of annual covered payroll are sufficient to accumulate assets to pay benefits when due), the Town may reduce its contribution provided that the amount reduced from the

annual actuarial requirement will only be used to fund other unfunded liabilities (i.e. OPEB liability), for one-time, non-recurring expenses, and/or to enhance the Town's Stabilization Funds in order to provide the ability to increase contributions as may be required by future market conditions.

#### **Other Post-Employment Benefits (OPEB) Funding**

- The Town will develop an actuarially accepted method of funding its Other Post-Employment Benefits to achieve a fully-funded position. The Town will strive to get its contributions to the level required by such a plan. The Town's contribution to Other Post-Employment Benefit costs will be funded into the OPEB Trust Fund established for this purpose using one-time funds (free cash) or annual appropriation in the future. After funding the Capital Stabilization Fund at the Fall Annual Town Meeting with free cash, in the amount of the local options taxes collected during the previous fiscal year, the Town should appropriate at least 10% of the remaining free cash to the OPEB Trust Fund at the Fall Annual Town Meeting prior to appropriating any other amounts from free cash for any other purpose. If the Town reaches its actuarial-required contribution (defined as Town and employee contributions that when expressed as a percent of annual covered payroll are sufficient to accumulate assets to pay benefits when due), the Town may reduce its contribution provided that the amount reduced from the annual actuarial requirement will only be used to fund other unfunded liabilities, for one-time, non-recurring expenses, and/or to enhance the Town's Stabilization Funds in order to provide the ability to increase contributions as may be required by future market conditions.

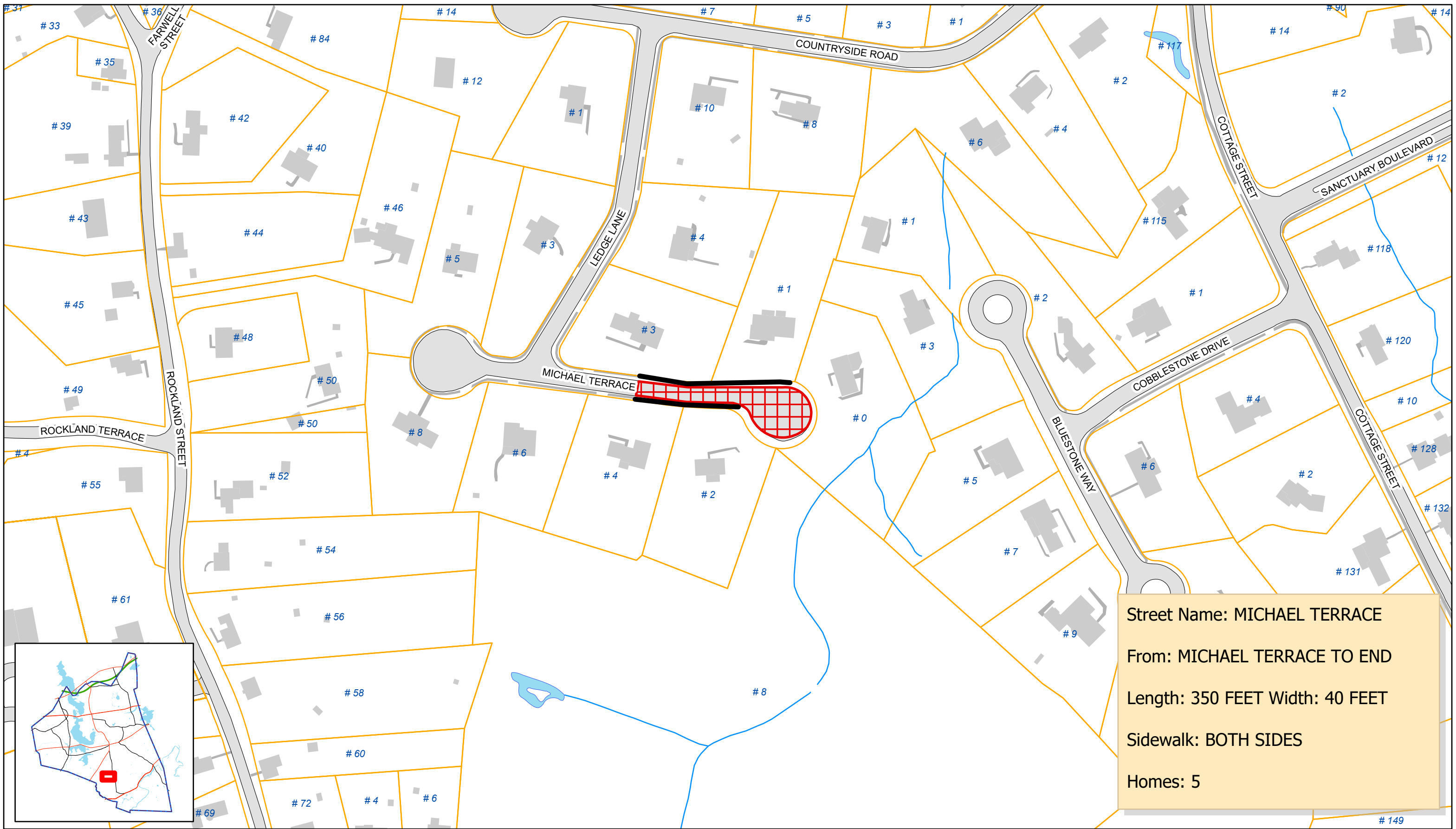
*Adopted by the Board of Selectmen, March 2011  
Revised by Board of Selectmen, February 6, 2012  
Revised by Board of Selectmen, March 10, 2014  
Revised by Board of Selectmen, November 23, 2015  
Revised by Board of Selectmen, October 17, 2016*



## **Article 9: Rescind Authorized, Unissued Debt**

### **Motion**

Move that the Town vote to rescind authorized debt for a general fund land acquisition approved under Article 29 of the 2016 Spring Annual Town Meeting, in the amount of \$3,200,000 for the purpose of the acquisition of 22 Pleasant St.

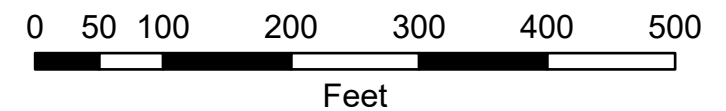
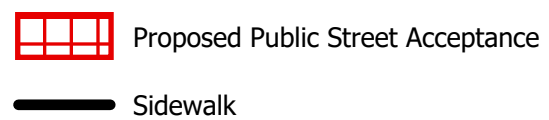


Natick DPW-GIS DIVISION  
75 West Street  
Natick, Mass. 01760  
Cartography by: Richard Ames, GISP  
Date: Tuesday, September 24, 2019

# Street Acceptance

## Michael Terrace (portion)

### 2019 Fall ATM Article 16



271.  
Chapter  
of the Acts of 2016

THE COMMONWEALTH OF MASSACHUSETTS

*In the One Hundred and Eighty-Ninth General Court*

AN ACT RELATIVE TO THE PROCEDURE FOR MUNICIPAL ACCEPTANCE OF SUBDIVISION  
ROADS IN THE TOWN OF NATICK.

*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:*

SECTION 1. Notwithstanding chapters 79 and 82 of the General Laws or any other general or special law to the contrary, the town of Natick may employ the procedure set out in this act for municipal acceptance of roads constructed within a subdivision in accordance with a definitive subdivision plan that has been approved pursuant to the subdivision control law, as defined in section 81K of chapter 41 of the General Laws.

The board of selectmen of the town of Natick shall hold a public hearing, after first giving: (i) written notice by first-class mail, postage prepaid, to the owner of record of each property abutting the road, as appearing in the records of the assessors of the town of Natick; and (ii) notice by publication in a newspaper of local circulation not less than 7 days before the hearing. The records of the assessors of the town of Natick shall be conclusive evidence of ownership for purposes of this act. If the board of selectmen determines, after the public hearing, that it is in the public interest to accept the road, they shall so vote, by a majority vote, and place an article on the warrant for the next annual or special town meeting for acceptance of the road.

Upon a 2/3 vote of town meeting to accept the road, the board of selectmen shall prepare an order of acceptance setting forth the vote of the town meeting for recording at the Middlesex county registry of deeds. The order of acceptance shall contain a description of or reference to a plan showing the boundaries and measurements of the road, which may be an existing approved and recorded definitive subdivision plan. The order of acceptance shall be recorded not later than 60 days after the town meeting vote and, upon recordation, shall vest ownership of a permanent roadway easement in the road for all purposes for which public ways are commonly used in the town of Natick, together with ownership of all utility, drainage, access and other easements shown on the plan and specifically identified in the order of acceptance, as well as all pipes, structures and other improvements located therein, in the town of Natick with no additional notice or other action required.

SECTION 2. This act shall take effect upon its passage.

House of Representatives, September 19, 2016.

Passed to be enacted,

Acting  
Paul J. Donato, Speaker.

In Senate, September 19, 2016.

Passed to be enacted,

Acting  
Kathleen O'Connor Pres., President.

Sept 18, 2016.

Approved,

at 11 o'clock and 18 minutes, A. M.

Charles D. Bass  
Governor.



Patricia O'Neil <poneil@natickma.org>

---

## Fwd: FW: Fall Town Meeting-Article 16-Street Acceptance-Michael Terrace

3 messages

---

**Michael Hickey** <mhickey@natickma.org>  
To: Selectmen <selectmen@natickma.org>

Mon, Oct 7, 2019 at 1:17 PM

Board Members,

FYI relative to Art. 16 (back) on our Agenda tonight.

Trish, please post to Novus with that item.

Thanks,  
Mike

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

From: **Leese, Reginald S** <[Reginald.S.Leese@citizensbank.com](mailto:Reginald.S.Leese@citizensbank.com)>  
Date: Sun, Oct 6, 2019 at 4:51 PM  
Subject: FW: Fall Town Meeting-Article 16-Street Acceptance-Michael Terrace  
To: [mhickey@natickma.org](mailto:mhickey@natickma.org) <[mhickey@natickma.org](mailto:mhickey@natickma.org)>  
Cc: [kleese@comcast.net](mailto:kleese@comcast.net) <[kleese@comcast.net](mailto:kleese@comcast.net)>

Mike: Thanks for getting back to me. A few overall thoughts and comments (and background):

- Please recall I live at 0 Michael Terrace so I have a vested interest in the matter
- In the late 1970's, Ledge Lane and a portion of Michael Terrace was accepted by the Town; nobody has an explanation why the balance of Michael Terrace (impacting 6 of the 8 homeowners on the street) was not accepted at that time (maybe the road design was not finalized?)
- This issue came to the attention of our neighborhood when I attended the DPW portion of the Natick Citizens Leadership Academy earlier this year. Nobody in the neighborhood (even 1 neighbor who has lived on Michael Terrace since the late 1970s) had any idea that a significant portion of our road was not accepted by the Town
- Since finding this out, I have worked closely with Bill McDowell and my 5 impacted neighbors to move toward the Town's acceptance of the road
- As part of the McHugh Farm subdivision approval a year or so ago, once both Planning Board and Open Space Committee realized that the property lot lines precluded Trask Inc. granting an access easement from the subdivision to Michael Terrace, they asked whether the Michael Terrace neighborhood wanted formal access to the open space of the new subdivision. Upon review and discussion, both the neighborhood and individual home-owners that could effectuate the access assessment agreed that we didn't want this access. We thought that this would be the end of the issue until Bill McDowell called me on 9/24/19 to inform me of the Planning Board decision
- I spoke to Terri Evans late last week to hear first-hand the issues raised by Planning Board. Planning Board believes that as a matter of principal of acceptance any public way joining open space that the Town explore the possibility of securing that access through easements. Please note that the McHugh Farm subdivision property abuts Michael Terrace as a point and therefore has no linear frontage on the road
- Couple of overall thoughts:

- The neighborhood doesn't understand why the acceptance of the road and access to the open space are linked
- Who would use this path and how would it be built through wetlands?
- Both the neighborhood and the individual home-owners that could effectuate the access assessment remain in opposition to a formal path from Michael Terrace to the open space of the new subdivision. So what is the point of any delay?
- I assume the Town could attempt to take the property by eminent domain but I would guess that the Town has other more pressing matters to address in the near to medium-term? Further, issues of parking, trash and increased traffic along Countryside Road, Ledge Lane and Michael Terrace would need to be addressed
- By accepting the road, the Town would be doing something it should have done 40 years ago
- Delaying or even abandoning the plan to accept the road is not in the financial best interest of the Town. The road was repaved 2-3 years ago and is in great condition. I am sure Bill McDowell would attest that no major maintenance should be required for the next 20 to 25 years. Therefore, the Town will benefit from additional State Funds as part of the road acceptance (albeit however small) and with no maintenance costs. This would therefore be a positive net present value proposition for the Town (unlike other roads that Planning Board has no problem recommending affirmative Article votes for in the face of significant upfront repaving costs that will make accepting these roads a negative net present value proposition for the Town)
- I am happy to speak in opposition of any referral motion at Town meeting should one be made and will encourage an affirmative vote on your underlying main motion to accept the remaining portion of Michael Terrace

I would welcome your overall thoughts, comments and suggestions for next steps. I also see this Article is back on the Board of Selectmen meeting agenda for tomorrow night. I will strive to attend the meeting as I it may provide further background for me. In the meantime, I am happy to discuss this matter with you. Thank you again for looking into this situation for us.

Reggie Leese

(508) 650 1492 – home

(857) 891-8740 - mobile

**From:** Reginald Leese [mailto:[rleese1983@gmail.com](mailto:rleese1983@gmail.com)]

**Sent:** Wednesday, October 02, 2019 5:36 PM

**To:** Leese, Reginald S

**Subject:** Fwd: Fall Town Meeting-Article 16-Street Acceptance-Michael Terrace

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

From: **Michael Hickey** <[mhickey@natickma.org](mailto:mhickey@natickma.org)>

Date: Wed, Oct 2, 2019 at 3:34 PM

Subject: Re: Fall Town Meeting-Article 16-Street Acceptance-Michael Terrace  
To: Reginald Leese <[rleese1983@gmail.com](mailto:rleese1983@gmail.com)>

Hi Reggie,

Hope all is well. Thanks for your email. I am aware of the Planning Board's vote to refer back. I am awaiting clarifying answers from a few people regarding what, if anything, this requires us to do. At the moment, I am not clear on the import of their vote - beyond indicating that they had some thoughts about it - but my expectation is that this will move forward as planned given that it is proceeding pursuant to "home rule" legislation applicable to a very specific fact pattern. And my concern is that doing more than that may be beyond the scope of the article and (either way) could lead to delay. I'm not sure of your thoughts on it but feel free to share them with me in the meantime. But I will follow up with you when I have more information. Hopefully by tomorrow.

Thanks,  
Mike

> On Sep 30, 2019, at 7:23 AM, Reginald Leese <[rleese1983@gmail.com](mailto:rleese1983@gmail.com)> wrote:

>

> Michael: I have been informed by the Town Engineer that the Planning Board has recommended that Article 16 (Street acceptance of Michael Terrace) of the upcoming Fall Town Meeting be referred back to the Board of Selectmen and Planning Board for further consideration. Apparently they want the Town to obtain an access easement from Michael Terrace to a new path system that is to be incorporated in the open space portions of the new McHugh Farm subdivision.

>

> I was wondering whether you were available to discuss this matter with me at your convenience? Please let me know how and when I could call you. Alternatively, please reach out to me on 857-891-8740.

>

> Thank you for your time and consideration. I shall look forward to speaking with you soon.

>

> Reggie Leese

> 857-891-8740

This message is confidential and subject to terms at: <https://www.citizensbank.com/account-safeguards/overview.aspx>. If you are not the intended recipient, please delete this message and notify the sender immediately. Any unauthorized use is strictly prohibited.

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[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

[REDACTED]

[REDACTED]

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Michael C. Lehane  
John P. Flynn  
Regina Williams Tate  
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Mary Ellen Sowyrda  
David A. DeLuca  
Donald L. Graham  
Andrew J. Waugh  
Geoffrey P. Wermuth  
Robert S. Mangiaratti  
Kathryn M. Murphy  
Alisia St. Florian

Doris R. MacKenzie Ehrens  
Lorna M. Hebert  
Clifford R. Rhodes, Jr.  
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Brian P. Fox  
Lauren C. Galvin  
Tami L. Fay  
Kier B. Wachterhauser  
Sarah A. Catignani

Ann M. O'Neill, Senior Counsel

*Please respond to Quincy*

August 4, 2014

Paul B. Griesmer, Chairman  
Article 40 Committee  
Natick Town Hall  
13 East Central Street  
Natick, MA 02186

**Re: Hunnewell Playground, 22 Pleasant Street, Etc.**

Dear Mr. Griesmer:

In my opinion the answers to some of the Committee's questions are as follows:

1. The cart road is within a fifteen (15) foot wide portion of the land shown on Town of Natick Assessors' Map 64, Lot 48. This land was conveyed to the Town of Natick by a deed from Arthur Hunnewell to the Town of Natick dated April 30, 1902 and recorded with the Norfolk County Registry of Deeds at Book 2962, Page 41. That deed provides that the land "shall be used as a playground and place of recreation for all the citizens" of the Town of Natick.

A full title examination would be required to determine whether there has been any change in the status of that land. Absent such an examination, the available information indicates that the so-called cart path is owned by the Town of Natick for recreation for all the citizens of the Town of Natick.

In my opinion the so-called cart path may be used for access to and egress from the athletic fields at the back portion of that land.

**MURPHY, HESSE, TOOMEY & LEHANE, LLP**  
**Attorneys At Law**

Paul B. Griesmer, Chairman  
Article 40 Committee  
Natick Town Hall  
Natick, MA 02186  
Page 2

2. The Town of Natick does not have an access easement over that land. The Town of Natick owns that land.
3. If the subject land were rezoned from IN1 to RG, the 1967 variance would not change. The landowner could use the land for any use permitted as of right in an RG district. The landowner could apply for a special permit and, if successful, could use the land for any purpose allowed by that special permit.
4. The IN1 use restrictions currently contained in the Natick Zoning By-Laws apply to that portion of the property at 22 Pleasant Street, which is located within the IN1 district, unless:
  - a. variance has been issued by the Natick Zoning Board of Appeals; or
  - b. a use of the property is a valid, preexisting nonconforming use, i.e., it was a valid use when it was commenced, and it subsequently became nonconforming due to any amendment to the Natick Zoning By-Laws.
5. The vote of the 1960 Annual Town Meeting under Article 73 struck out the entire text of the Zoning By-Laws and established a new version of the Natick Zoning By-Laws.

The Committee has submitted, through you, several requests for opinions and information. It has required and will require substantial time to review and analyze the information in order to respond to the Committee. We will continue to do so within the constraints of time, resources, and other needs of the Town of Natick.

Very truly yours,

  
John P. Flynn

JPF\sd  
804666v1 NATI03.00001

# Warrant Article Questionnaire

## Citizen Petitions & Non Standard Town Agency Articles

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

Article # 25, FATM 2019	Date Form Completed: 9/30/2019
Article Title: ACCESS TO HUNNEWELL FIELDS	
Sponsor Name: Board of Selectmen	Email: selectmen@natickma.org

Question	Question
<b>1</b>	Provide the article motion exactly as it is intended to be voted on by the Finance Committee.
Response	Move that the Town vote to authorize the Board of Selectmen to acquire by gift, purchase, taking by eminent domain, or otherwise, an easement for vehicular access, non-motorized conveyance, and/or pedestrian access, on the property located at 22 Pleasant Street, Natick, MA, for access to the Hunnewell Fields which abuts the property to the North, such easement being located [over the driveway to 22 Pleasant Street currently being used for this same purpose]; and further to vote to raise and appropriate, borrow, transfer from available funds or otherwise provide [\$100,000] for the purposes of this article; and to take all action necessary or appropriate to accomplish the purposes of this article.
<b>2</b>	At a summary level and very clearly, what is proposed purpose and objective of this Warrant Article and the required Motion?
Response	To authorize the Board of Selectmen to obtain legal rights of access to and egress from the Hunnewell Fields in order to preserve longstanding public access.
<b>3</b>	What does the sponsor gain from a positive action by Town Meeting on the motion?
Response	The authorization to pursue legal rights of access to and egress from the Hunnewell Fields.
<b>4</b>	Describe with some specificity how the sponsor envisions how: the benefits will be realized; the problem will be solved; the community at large will gain value in the outcome through the accompanied motion?
Response	The Town acquired the Hunnewell Fields well over 100 years ago. It is believed that,

*The information provided here is considered a public record.*

*Page: 5*

## Warrant Article Questionnaire

### Citizen Petitions & Non Standard Town Agency Articles

	<p>for many years, the Town has relied upon one or more informal, temporary, revocable and/or unrecorded arrangements with the owner of the adjoining parcel (known as 22 Pleasant Street) for access/egress. It has been reported that the owner of 22 Pleasant Street erected access barriers as far back as 2009, and perhaps one or more times even longer ago, which temporarily impeded the Town's ability to access the Fields. The Article 26 questionnaire asserts that the Board of Selectmen was informed of these access problems in July 2014 by the 22 Pleasant Street Study Committee, and "urged to seek an access solution". The questionnaire further notes that the Board of Selectmen did that – by sponsoring an "access article" in Spring 2015 (Article 34 of Spring 2015). But, the Board requested and received referral to the sponsor. At that Spring 2015 Town Meeting, and at subsequent Town Meetings, numerous Articles have been proposed which relate at least tangentially to the issue of access to the Fields. Several of these Articles have passed which, in the aggregate, have authorized the Board of Selectmen to acquire the <i>entirety</i> of 22 Pleasant Street in fee simple, for \$3.2M, <u>provided that</u> the 22 Pleasant Street site be delivered to the Town with its documented environmental contamination having been fully remediated. With the assistance of Town Counsel, special environmental counsel, and a Licensed Site Inspector, the Board of Selectmen engaged in good faith negotiations with the owner of 22 Pleasant Street for at least two (2) years, before ultimately determining that the owner was insistent on transaction terms that were not within the scope of the Town Meeting authorizations. The Board reported this "impasse" to Town Meeting in 2018. At that time, Town Meeting did not support acquisition.</p> <p>Despite knowing of previous actions to impede the Town's access to the Fields, the focus for several years has been on more ambitious proposals – such as rezoning to accommodate an assisted living facility and, as noted above, acquisition of the entire 22 Pleasant Street site. Indeed, a more ambitious proposal is pending for the upcoming Fall Annual Town Meeting. With all of the past efforts having failed to produce demonstrable results (not for lack of effort), the Board of Selectmen finds itself essentially where it left off in Spring, 2015 – with an interest in addressing the specific issue of access to the Fields.</p>
5	How does the proposed motion (and implementation) fit with the relevant Town Bylaws, financial and capital plan, comprehensive plan, and community values as well as relevant state laws and regulations
Response	The Town has a longstanding interest in maintaining and improving its playing fields, as noted in various master plans (including a plan specific to our playing fields).

## Warrant Article Questionnaire

### Citizen Petitions & Non Standard Town Agency Articles

<b>6</b>	<p>Have you considered and assessed, qualified and quantified the various impacts to the community such as:</p> <ul style="list-style-type: none"> <li>• Town infrastructure (traffic, parking, etc.)</li> <li>• Neighbors (noise, traffic, etc.);</li> <li>• Environment and green issues (energy conservation, pollution, trash, encouraging walking and biking, etc.);</li> </ul>
Response	<p>Were the Town to acquire formal rights of access to the Fields, there would be little to no noticeable impacts to the community, as it would essentially affirm the Town's right to continue doing what it's been doing for decades. A formalized approach may even allow for some incremental safety improvement.</p>
<b>7</b>	<p>Who are the critical participants in executing the effort envisioned by the article motion?</p> <p>To this point what efforts have been made to involve those participants who may be accountable, responsible, consulted or just advised/informed on the impacts of executing the motion?</p>
Response	<p>The critical participants are the members of the Board of Selectmen, the Planning Board, Conservation Commission, Building Department, Town Meeting, Town Administration (in particular, Natick Public Works), Natick Police Department, Natick Little League, and the owner of 22 Pleasant Street. For Article 25, a qualified appraisal for an access easement will be required such that Town Meeting appropriates a sufficient sum to effect a taking of the required easement.</p>
<b>8</b>	<p>What steps and communication has the sponsor attempted to assure that:</p> <ul style="list-style-type: none"> <li>• Interested parties were notified in a timely way and had a chance to participate in the process, that</li> <li>• Appropriate town Boards &amp; Committees were consulted</li> <li>• Required public hearings were held</li> </ul>
Response	<p>This has been a longstanding issue for the Town, and has been the subject of numerous committees, warrant articles, agenda items, legal and appraisal services over the last 5+ years. More recently, Town Administration has arranged for informal meetings with stakeholder representatives from the Board of Selectmen, the Recreation and Parks Commission, the Planning Board and others. The Board of Selectmen has made efforts to collaborate and to promote a unified, consensus approach toward addressing the access issue. The Board respects that others have thoughtful ideas and visions with respect to this subject matter, but its unanimous decision to sponsor an access ("only") Article reflects the Board's position that solving</p>

# Warrant Article Questionnaire

## Citizen Petitions & Non Standard Town Agency Articles

	the access issue once and for all ought to be the immediate priority.
<b>9</b>	Why is it required for the Town of Natick AND for the sponsor(s)?
Response	The Fields are a key component of the Town's recreation program, and it is critical to maintain access and egress thereto.
<b>10</b>	Since submitting the article petition have you identified issues that weren't initially considered in the development of the proposal?
Response	Yes. There are alternative approaches to resolving the Town's longstanding interest in this property and adjoining playing fields, and considerable time and effort is still being expended. For example, since submitting Article 25, Town Administration has worked in parallel on determining whether there may be an "access solution" which does not require continued reliance on the 22 Pleasant Street site, or any other third-party owned property. A schematic rendering of such a solution has been provided to the Finance Committee and continues to be developed and refined in parallel. And, as noted above, the Board is aware of a proposal by the Recreation and Parks Commission (and certain individuals) to obtain a "surface and air rights easement" over all or substantially all of the 22 Pleasant Street site, as contemplated by Article 26. The questionnaire submitted in support of Article 26 seems to suggest that such a transaction structure would shield the Town from the environmental liability that prior Town Meeting authorizations (for acquisition of the fee) have gone to great lengths to address – i.e., Town Meeting has been very clear that its interest in acquiring the site in fee has been subject to a condition that the site be "clean" such that the Town would not find itself liability for known and unknown environmental conditions. The Board has been advised by legal counsel that such a transaction structure should not be assumed to equate to a shield from environmental liability, and the Board respectfully notes that the proponents of that proposal have not provided qualified legal support for the suggestion that the Town would be so shielded.
<b>11</b>	What are other towns and communities in the Metro West area, or the Commonwealth of MA doing similar to what your motion seeks to accomplish
Response	N/A.

## Warrant Article Questionnaire

### Citizen Petitions & Non Standard Town Agency Articles

12	If this Warrant Article is not approved by Town Meeting what are the consequences to the Town and to the sponsor(s)? Please be specific on both financial and other consequences.
Response	<p>As noted above, the Town and the owner of 22 Pleasant Street are parties to a letter agreement from 2015 which provides that the owner may terminate the Town's access immediately upon the sale of the property (with no prior notice) or upon one year's prior notice. The owner delivered its "one year" notice late last year, and therefore purports to terminate the Town's access as of December 1, 2019. Both Town Administration and Town Counsel have reached out to the owner of the 22 Pleasant Street site (either directly or through his attorney) in an effort to pursue a long term solution to the access issue, without success. Further, it has been reported that the owner has been making ongoing efforts to market the property for sale, so presumably an "immediate" termination notice could be provided at any time were the property to sell. In other words, the Town appears to remain under constant threat of "losing" access to the Fields, which threat has existed for many, many years.</p>

2019 Fall Annual Town Meeting  
Article 27  
Natick Affordable Housing Trust  
**REVISED 10/7/19**

**Authorize Special Legislation – Real Estate Transfer Fee for  
Affordable Housing**

Move that the Town authorize the Board of Selectmen to petition the General Court for special legislation substantially in the form below that would impose a real estate transfer fee to be used by the Town for the purposes of acquiring, creating, preserving, rehabilitating, restoring and supporting affordable housing in the Town:

“An act establishing a real estate transfer fee upon the transfer of residential real property in the Town of Natick”

SECTION 1.

a) There is hereby imposed a real estate transfer fee, hereafter “the fee,” equal to 0.5 per cent of the portion of the purchase price exceeding a “fee threshold” as defined herein, upon the transfer of:

(i) any real property interest in any residential real property consisting of three or fewer units situated in the Town of Natick, or

(ii) a controlling interest in a trust, limited liability company, or other entity that directly or indirectly holds an interest in any residential real property consisting of three or fewer units situated in the Town of Natick.

b) The fee threshold is defined as 125% of the average assessed value of all residential real property consisting of three or fewer units in the Town of Natick, said threshold to be rounded to the nearest \$10,000.

c) The Town may recalculate the fee threshold from time to time, but no more frequently than biennially following the acceptance of this act by the Town. Upon such recalculation, the Town shall publish a notice of the new fee threshold value in four successive issues of *Banker and Tradesman* or an equivalent publication of the Massachusetts real estate industry.

d) Fees of less than \$50 shall not be imposed.

SECTION 2. The following transfers of real property interests shall be exempt from the fee established in Section 1:

- (i) transfers to the federal government, the Commonwealth, the Town, and any of their instrumentalities, agencies or subdivisions, including the Natick Housing Authority;
- (ii) transfers of the portion of a real property subject to an affordable housing restriction;
- (iii) transfers made without additional consideration to confirm, correct, modify or supplement a transfer previously made;
- (iv) transfers to a charitable organization, as defined in clause Third of section 5 of chapter 59 of the General Laws, or a religious organization, provided, however, that the real property interests so transferred will be held solely for public charitable or religious purposes

SECTION 3. The fee shall be the liability of the purchaser of such property interest, and any agreement between the purchaser and the seller or any other person with reference to the allocation of the liability for the fee shall not affect such liability of the purchaser to the Town. The Town may define by bylaw what constitutes a controlling interest and the calculation of the fee.

SECTION 4. The fee shall be paid to the Town. The Town shall have such remedies to collect the fee as provided by law with respect to the collection of real property taxes. The Town may, by bylaw, adopt additional requirements, exemptions, and regulations to implement or enforce said fee, consistent with this act.

SECTION 5. All fees received pursuant to this act shall be deposited in the Natick Affordable Housing Trust Fund established pursuant to section 55C of chapter 44 of the General Laws.

SECTION 6. When a copy of the deed or other instrument evidencing a transfer subject to the transfer fee is provided to the Town, it shall be accompanied by:

- (i) an affidavit signed by the purchaser and seller attesting to the purchase price and
- (iia) the applicable fee owed, marked as payable to the Natick Affordable Housing Trust Fund, or, if applicable,
- (iib) an affidavit signed by the purchaser and seller attesting to the basis, if any, upon which the transfer is claimed to be exempt in whole or in part from said fee under the provisions of Section 2.

SECTION 7. Acceptance of this act by the Town of Natick shall be first by vote of approval at an annual Town Meeting, to be followed by an affirmative vote of a majority of the voters at any regular or special election at which the question of acceptance is placed on the ballot. Sections 1 to 5 inclusive, shall take effect 30 days after such acceptance by the Town.

- end -

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# Warrant Article Questionnaire Citizen Petitions Articles

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

Article # 29	Date Form Completed: 09/18/2019
Article Title: <b>Adjust Housing Density and Residential Parking Regulations in the Downtown Mixed-Use District</b>	
Sponsor Name: Ganesh Ramachandran & Randy Jackson	Email: Natickgram@gmail.com

Question	
1	Provide the article motion exactly as it is intended to be voted on by the Finance Committee.
Response	<p><b>Motion A:</b> <u>Move to amend the Town of Natick Zoning Bylaws by replacing the text “; and” at the end of Article III-E, Section 2, subsection b-1-ii, with “.” and by deleting the entirety of Article III-E, Section 2, subsection b-1-iii, which reads</u></p> <p>“iii. the total number of multi-family units shall not exceed the number computed by taking the:</p> <ul style="list-style-type: none"> <li>a. Gross Land Area of the parcel times the Maximum Percentage Building Coverage</li> <li>b. multiplied by the number of floors in the building</li> <li>c. multiplied by the portion of the Gross Floor Area attributable to residential uses in the building</li> <li>d. divided by the Gross Floor Area in the building, and</li> <li>e. divided by 2,500</li> </ul> <p>The portion of the Gross Floor Area attributable to residential uses shall include i) corridors and common areas on residentially used floors, ii) storage areas for residential use, and iii) the proportional share of common corridors and common areas for all uses in a mixed-use building, and (iv) the square footage of residential units”</p> <p><b>Motion B:</b> <u>Move to amend the Town of Natick Zoning Bylaws by deleting the following text in Article V-D, Section 3, subsection b:</u></p> <p>“In a DM district there shall be one (1) space for a studio apartment, two (2) spaces for a 1 or 2 bedroom unit, and three (3) spaces for units having three (3) or more bedrooms, all of such spaces to be provided on-site. (Art. 45 S.T.M. April 7, 1987)”</p>

2	<b>At a summary level and very clearly, what is proposed purpose and objective of this Warrant Article and the required Motion?</b>
Response	<ul style="list-style-type: none"> <li>❖ Encourage a mix of housing types and sizes, at a range of affordable price points</li> <li>❖ Increase housing options for single-person households, empty-nester couples, veterans, persons with disabilities, and long-term Natick residents who seek to downsize while remaining in Natick</li> <li>❖ Encourage car-free, or minimal car ownership households proximate to the Natick Center Commuter Rail station to reduce new demand on traffic and parking</li> <li>❖ Support new businesses with a walkable neighborhood that enlivens Natick Center and provides desirable restaurant and retail alternatives for residents and visitors.</li> </ul> <p>This article will achieve these objectives by removing a density formula that limits opportunities for beneficial development and re-development in our Town center, and by removing a requirement that promotes greater offsite parking than is required elsewhere in Natick.</p>
3	<b>What does the sponsor gain from a positive action by Town Meeting on the motion?</b>
Response	<p>I do not have any commercial or equity interest from a positive action by Town Meeting on the motion.</p> <p>As a licensed planner certified by the American Planning Association, I believe it is also my professional responsibility to advocate for policies that are in the general interest of my community here in Natick</p>
4	<b>Describe with some specificity how the sponsor envisions how: the benefits will be realized; the problem will be solved; the community at large will gain value in the outcome through the accompanied motion?</b>
Response	<p>I envision a Natick Center with a rhythm of life beyond 9am-5pm, which offers the opportunity for the residents to live, work and thrive. I envision a transformation from a token “Downtown Mixed-use District” to a truly inclusive “Downtown Neighborhood” that provides a range of accessible and affordable housing choices for a town where more than 20% of residents are over 55 years of age. By providing opportunities for appropriately scaled, mix-use development, we encourage investment in both residential solutions for people with few housing choices, such as Natick’s seniors, people with disabilities, and young singles and couples who have limited choices if they want to remain in our community. In addition, by scaling back on-site parking requirements so they are not greater than what is required outside of the DMU, we do make DMU development more cost-effective and less automobile-dependent.</p>

5	<b>How does the proposed motion (and implementation) fit with the relevant Town Bylaws, financial and capital plan, comprehensive plan, and community values as well as relevant state laws and regulations</b>
Response	The proposed motion and its implementation will further the collective goals of the Town residents as established by the Natick 2030 Master Plan. As one of the Master Plan Advisory Committee members who helped shape the Master Plan over a 12-month period, I am confident that this proposed motion is aligned with the Master Plan.
6	<b>Have you considered and assessed, qualified and quantified the various impacts to the community such as:</b>
Response	<p>I have not undertaken any quantitative analysis for this motion. However, as a planner and an urban designer I have led and facilitated downtown revitalization and neighborhood development efforts in towns such as Cambridge, MA, Somerville, MA, Dublin, OH, Mountain View, CA, Palo Alto, CA, Alexandria, VA among others – all of them grappling with similar issues of growth, housing affordability, traffic, and lack of sufficient smaller housing stock for the aging boomers and single-family households.</p> <p>While each of the above cities, towns and suburbs are unique in their own right, the article furthers “Smart Growth” principles advocated by the US Environmental Protection Agency, The American Planning Association, Congress of New Urbanism, and the Metropolitan Area Planning Council.</p>
7	<b>Who are the critical participants in executing the effort envisioned by the article motion?</b>  <b>To this point what efforts have been made to involve those participants who may be accountable, responsible, consulted or just advised/informed on the impacts of executing the motion?</b>
Response	Community & Economic Development, Town of Natick; Downtown Business Owners; Local Developers and Natick Residents.
8	<b>What steps and communication has the sponsor attempted to assure that:</b> <ul style="list-style-type: none"> <li>• Interested parties were notified in a timely way and had a chance to participate in the process, that</li> <li>• Appropriate town Boards &amp; Committees were consulted</li> <li>• Required public hearings were held</li> </ul>
Response	I have already presented to the Board of Selectman and received a favorable response. I am scheduled to present to the Natick Affordable Housing Trust (of which I am a member) and to the Planning Board

9	<b>Why is it required for the Town of Natick AND for the sponsor(s)?</b>
Response	The recent fire has been devastating to the businesses that have lost their home. It's going to be extremely challenging to rebuild the site (and develop others) with current density restrictions. Furthermore, it will be a missed opportunity if rebuilding proposals end up adding to Town's luxury condo stock instead of enlivening the downtown with smaller, less car-dependent units that are accessible and affordable, and with the first-floor retail/restaurant establishments that are in public demand.
10	<b>Since submitting the article petition have you identified issues that weren't initially considered in the development of the proposal?</b>
Response	The article petition factors all pertinent issues that I am aware off.
11	<b>What are other towns and communities in the Metro West area, or the Commonwealth of MA doing similar to what your motion seeks to accomplish</b>
Response	Almost all "Housing Production Plans" developed for Metro West towns and communities (Wellesley 2018, Wayland 2016, Sudbury 2016, Southborough 2015, Ashland 2014), highlight need for housing options for single-person households, empty-nester couples, veterans, persons with disabilities, and long-term residents who choose to "age-in-place".
12	<b>If this Warrant Article is not approved by Town Meeting what are the consequences to the Town and to the sponsor(s)? Please be specific on both financial and other consequences.</b>
Response	<p>If this Warrant Article is not approved, the current density regulations is likely to encourage the production of larger luxury condos in the Downtown Mixed-use District. Any developer who chooses to work with strict limits on unit density, will seek to maximize the as-of-right developable area with larger units, making them more suitable for households with school-age children increasing automobile traffic in the downtown area.</p> <p>Such developments will come at a deep societal cost of a missed opportunity to implement regulations that favor the production of smaller units compatible with the needs and budgetary limitations of long-term Natick residents who choose to "age-in-place", persons with disabilities and Veterans seeking permanent housing solutions.</p>

## Section I - Instructions for completing this questionnaire

1. **The completed Questionnaire is due to Finance Committee at least 5 business days in advance of your scheduled hearing date. Email to: [phayes.fincom@natickma.org](mailto:phayes.fincom@natickma.org)**
2. Completing the questionnaire as requested is discretionary to the FinCom and is discretionary on the part of the petitioner. There is nothing to compel a petitioner under MGL, the Bylaws or Charter for anything that is requested
3. Finance Committee's request of the Article Sponsor to complete the questionnaire is supported by:
  - a. Section 2-11(e) of the Natick Home Rule Charter which "provide(s) for the establishment of standing committees (*Finance Committee*) to which shall be referred the subject matter of warrant articles for study, review and report in advance of town meeting action."
  - b. And by the Town of Natick By-Laws, Article 23, Section 4 Reports, Recommendations, "The Finance Committee shall consider all matters of business included within the articles of any warrant for a Town Meeting, and shall, after due consideration, report thereon, in print, its recommendation as to each article."
4. FinCom encourages article sponsors to provide complete and comprehensive answers to the questions. Your materials will be distributed to members well in advance of the Public Hearing date. The more specific and relevant information provided on the motion and the action you seek from Town Meeting the more prepared FinCom will be for the actual hearing with you.
  - a. Incomplete questionnaires, questionnaires not submitted on time or submitted in the absence of a prepared motion by the petitioner, WILL cause your hearing to be rescheduled to a later date.
  - b. This may mean that FinCom runs out of time to hear your article before the Finance Committee Recommendation Book closes for print and distribution and therefore there may not be a recommendation for Town Meeting to act on.
5. When ever references are cited (relevant passages from the Natick Charter or By-laws, Massachusetts General Law (M.G.L.), Code of Municipal Regulations or other legislation, survey results, maps, news articles, etc.), or documentation about what other communities have done (known or projected), include them in their entirety with this questionnaire as follows:
  - a. For short citations you may include the content verbatim in the available response space. Please limit this to 500 words or less
  - b. For longer citations or source documents please include them as attachments to the submission. For additional files use a file naming

includes your Article number, the sponsor last name and a short description name for the attachment/file (i.e. Article 27 \_Doe\_MGL Chapter 61A)

- c. Whenever possible consider using URL links to the original source document in the response or as part of a list of attributions and sources that you provide. FinCom members can link to your provided materials easily and we all save paper and minimize the possibility of misplaced file attachments, etc.

6. An article seeking a change to Zoning By-laws, Town Charter or By-Laws requires:
  - a. Zoning articles must identify the location in Town where the zoning change is to be applicable.
  - b. For FinCom and Town Meeting the Motion you submit for the hearing requires:
    - i. A complete copy of the current Zoning By-Law, Charter or Town By-Law language
    - ii. A complete copy of the proposed final language in the finished form
    - iii. A complete copy of a “red-lined” version of the language showing all changes, mark-ups, etc.
    - iv. All of the above must be provided electronically in advance of the hearing by the due date identified by the FinCom Chair
  - c. A Public Hearing with the Planning Board.
    - i. It is expected that the Planning Board public hearing take place before the FinCom public hearing.
    - ii. Sponsors should contact the Director of Community & Economic Development or the Planning Board Chair to schedule the required hearing.
7. The primary sponsor is expected to be the spokesperson/presenter at the FinCom hearings and at Town Meeting. If the sponsor is not prepared for that role they should be ready to designate someone else
8. Sponsors should review the questions and the prompts in Section II (the next section) in order to prepare their written responses and to understand the information FinCom seeks for the hearing
9. The actual question response template is in Section III.
  - a. Be sure to complete the top section for article #, Title, Sponsor name and email contact information
  - b. Responses should be typed directly in the response field, below the question field.
  - c. The response field will expand as you type.
  - d. Please use 11 or 12 point type
  - e. Use bold, italics and underlines to help focus the reader’s attention to key content.
  - f. Avoid unnecessary formatting and font use
10. Once the Questionnaire is complete the sponsor can:
  - a. Delete Sections I and II entirely and save on Section III. Or, save the entire file and return to Finance Committee to the contact below
  - b. Save the file either as an MSWord document or as an Adobe PDF without any security passwords or restrictions.. The preference is to save in MSWord format.
11. When saving the final version use the following file naming convention: 2017 SATM Response Article (insert your article # without parentheses) Sponsor Name (insert your last name without parentheses) Date Submitted using two digit month, two digit day and four digit year with no spaces, or other

punctuation marks.

- a. Example: 2017 SATM Response Article 28 Hayes 02172017
- b. This file naming convention makes it easier for the Finance Committee to manage the files from all article sponsors and determine which is the most recent submission from each.

## Section II - Questions and Additional Prompts

Question	Question	Additional Prompts
1	Provide the article motion exactly as it is intended to be voted on by Town Meeting.	<i>If the motion is long (more than one page) or involves a Zoning By-Law, Natick Home Rule Charter or Natick By-Law change please use additional sheets for the motion and carefully follow the instruction on motions of these types.</i>
2	At a summary level and very clearly, what is the proposed purpose and objective of this Warrant Article and the required Motion?	(Solving a problem through some action, providing new and currently unrealized benefits, extending some tangible existing value to a great level)
3	What does the sponsor gain from a positive action by Town Meeting on the motion?	Does the sponsor, have now or may have in the future, an equity interest; may realize a direct or indirect benefit now or in the future?  What are those interests and/or benefits?
4	Describe with some specificity how the sponsor envisions how: <ul style="list-style-type: none"> <li>• the benefits will be realized</li> <li>• the problem will be solved</li> <li>• the community at large will gain value in the outcome through the accompanied motion</li> </ul>	Why does the sponsor believe the proposed solution is workable and effective?  What is your understanding of who benefits and who pays?  What do you perceive to be the pros and cons of the proposed motion both long-term and short-term?  Has the sponsor done any primary or secondary research on this topic that can be shared?  Are there analogs or benchmarks that can be drawn from other communities or private sector to support the desired outcome?

5	<p>How does the proposed motion (and implementation) fit with the relevant Town Bylaws, financial and capital plan, comprehensive plan, and community values as well as relevant state laws and regulations?</p>	<p>What is your understanding of the cost implications, both operating and capital, both immediate and long-term to the town?</p> <p>Would this benefit cover gaps or overlap in any way with other Town projects or services?</p>
6	<p>Have you considered and assessed, qualified and quantified the various impacts to the community such as:</p> <ul style="list-style-type: none"> <li>• Town infrastructure (traffic, parking, etc.)</li> <li>• Neighbors (noise, traffic, etc.);</li> <li>• Environment and green issues (energy conservation, pollution, trash, encouraging walking and biking, etc.);</li> </ul>	<p>How does the proposed action fit into the framework of other local efforts currently underway (i.e. Natick Master Plan, Sustainability Initiatives, etc.)? Is state action pending?</p>
7	<p>Who are the critical participants in executing the effort envisioned by the article motion?</p> <p>To this point what efforts have been made to involve those participants who may be accountable, responsible, consulted or just advised/informed on the impacts of executing the motion?</p>	<p>Can a Town Committee or Town Official handle the matter more effectively?</p> <p>Is a vote of Town Meeting as effective as citizens' letters, telephone calls, or petitions in the case of addressing local issues?</p>
8	<p>What steps and communication has the sponsor attempted to assure that:</p> <ul style="list-style-type: none"> <li>• Interested parties were notified in a timely way and had a chance to participate in the process</li> <li>• Appropriate Town Boards &amp; Committees were consulted</li> <li>• Required public hearings were held</li> </ul>	<p>Have the Board of Selectmen, Town Administrator, School Committee and Superintendent, Planning Board or other Town Agency had an opportunity to address the issue before bringing it to Town Meeting?</p> <p>Please provide the details as to which Boards, Committees or Commissions have held hearings, on what dates, how much time was spent by each in the hearing/meeting period, what was the</p>

		outcome (vote, deferred, continued, etc.)
9	Why is it required for the Town of Natick AND for the sponsor(s)?	<p>Why now versus at some later date?</p> <p>Has the problem been carefully defined and analyzed? Have alternative solutions been considered? Is more study required?</p>
10	Since submitting the article petition have you identified issues that weren't initially considered in the development of the proposal?	What are those issues and how do they effect the efficacy of the proposed article
11	What are other towns and communities in the Metro West area, or the Commonwealth of MA doing similar to what your motion seeks to accomplish?	
12	If this Warrant Article is not approved by Town Meeting what are the consequences to the Town and to the sponsor(s)? Please be specific on both financial and other consequences?	

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

Article #39 and 40	Date Form Completed:
Article Titles: Rename Board of Selectmen in Town Bylaws and Town Charter	
Sponsor Name: Paige Adams	Email: adamswiest@gmail.com

Question	Question
1	Provide the article motion exactly as it is intended to be voted on by the Finance Committee.
Response	See attached for motions for articles 39 and 40.
2	At a summary level and very clearly, what is proposed purpose and objective of this Warrant Article and the required Motion?
Response	The purpose of these articles is to change gendered language in our Bylaws, Zoning Bylaws and Charter to gender-neutral terms. The objective is to provide clarity, by adjusting the language to reflect reality and common practice, and to promote inclusion in language relating to town matters.
3	What does the sponsor gain from a positive action by Town Meeting on the motion?
Response	As a female, I personally gain a feeling of inclusion in my community when the language around town matters in gender-neutral and does not exclude me. All members of the community benefit when our governing documents reflect the rights and stature afforded to us as citizens, voters and residents.
4	Describe with some specificity how the sponsor envisions how: the benefits will be realized; the problem will be solved; the community at large will gain value in the outcome through the accompanied motion?
Response	This article is feasible; I have worked closely with the Town Clerk and Town Moderator on how these changes would be accomplished, as they have been in about 85 other Towns across the Commonwealth.. The changes proposed will benefit every citizen of the Town of Natick by providing clarity and promoting inclusion. The positives of this article are that it brings our Town Bylaws and Charter in line with those of other towns; it also encourages our citizens to view Town government as gender-neutral. The only negative is that there may be some initial awkwardness of spoken language as citizens and members of town government get used to the name change. The problems of exclusion and confusion regarding the gender make-up of the Board of Selectmen will be solved in terms of its identifier, and we will all benefit by showing others we are an inclusive community.
5	How does the proposed motion (and implementation) fit with the relevant Town Bylaws,

	financial and capital plan, comprehensive plan, and community values as well as relevant state laws and regulations
Response	There are no costs other than some slight administrative costs relating to stationery. The article provides for the validity of currently inventoried stationary and documents, and all references to current terminology.
6	Have you considered and assessed, qualified and quantified the various impacts to the community such as:

	<ul style="list-style-type: none"> <li>• Town infrastructure (traffic, parking, etc.)</li> <li>• Neighbors (noise, traffic, etc.);</li> <li>• Environment and green issues (energy conservation, pollution, trash, encouraging walking and biking, etc.);</li> </ul>
Response	There are no such impacts to the community whatsoever.
7	<p>Who are the critical participants in executing the effort envisioned by the article motion?</p> <p>To this point what efforts have been made to involve those participants who may be accountable, responsible, consulted or just advised/informed on the impacts of executing the motion?</p>
Response	The critical participant is Diane Packer, as Town Clerk, and the Board of Selectmen's and Town Administrator's office. I have worked closely with the Town Clerk on this article. I have also sought advice from Town Moderator. As sponsor, I anticipate meeting with the Board of Selectmen in their consideration of these articles.
8	<p>What steps and communication has the sponsor attempted to assure that:</p> <ul style="list-style-type: none"> <li>• Interested parties were notified in a timely way and had a chance to participate in the process, that</li> <li>• Appropriate town Boards &amp; Committees were consulted</li> <li>• Required public hearings were held</li> </ul>
Response	The Town Meeting process provides for public and board participation. As a proposed Charter change, the public will have a voice at the March 2020 Town Election ballot, subject to favorable Town Meeting action on Article 40.
9	Why is it required for the Town of Natick AND for the sponsor(s)?
Response	The changes are not required, but are desired and feasible. The issue of gender-neutral language is important and we should not put off any longer changing the language of our Bylaws so that they are no longer nominally exclusionary to women.
10	Since submitting the article petition have you identified issues that weren't initially considered in the development of the proposal?
Response	No I have not, although the number of communities that have made this change is greater than I realized. In addition, while these articles were intended to change the name of the Board of

	<p>Selectmen, it turns out that our Bylaws and Charter have references to Chairman and Chairperson that will be changed to Chair in Articles 39 and 40, respectively. And in addition, a clause is proposed for both the Bylaws and Charter that references the Board of Selectmen and the equivalence, for purposes of law, to the Select Board.</p>
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<b>11</b>	What are other towns and communities in the MetroWest area, or the Commonwealth of MA doing similar to what your motion seeks to accomplish
Response	Several towns in the MetroWest area and across the state have already changed the language of their Bylaws (and Charter, where applicable) to be gender-neutral. A current list is attached, provided by the Massachusetts Municipal Association.
<b>12</b>	If this Warrant Article is not approved by Town Meeting what are the consequences to the Town and to the sponsor(s)? Please be specific on both financial and other consequences.
Response	There are no known consequences if the articles are not approved this Fall. I will advance it again at Spring Town Meeting.

## Question 1

Recommended motions for Articles 39 and 40.

### Article 39

#### Motion A (General Bylaws)

Move to amend the Town of Natick Bylaws by

1. Replacing the word “selectmen” or “Selectmen” in Article 21A-5; Article 22-4, 6, 7, 8; Article 24-14.2, 15.2; Article 26-1; Article 40-2; Article 41-2, 4, 6; Article 50-1, 3, 5, 16.12; Article 51-6, 9f; Article 72-3; Article 73-1, 2, 3; Article 74-1, 2, 3; Article 75-4, 7, 11; Article 77-1 with the words “Select Board”
2. Replacing the words “Board of Selectmen” or “board of selectmen” anywhere they appear with the words “Select Board”
3. Removing from Article 60-3 the words “(the Board)”
4. Replacing the word “Board” in Article 60-4 with the words “Select Board”
5. Removing in its entirety Article 51-1, subsection m, which reads “(The term “Selectmen” means the Natick Board of Selectmen.)”
6. Replacing the word “chairman” in Article 23-1.3 with the word “chair”

7. Replacing the word “chairperson” in Article 25-1 with the word “chair”
8. Inserting in Article 10 a new section 5 (e) that shall read “Renamed Executive Board. The Select Board shall be the entity historically known as the Board of Selectmen. The Select Board shall have and exercise all legal rights, authority, duty and responsibilities vested in a Board of Selectmen by any votes of the Town and the laws of the Commonwealth, including but not limited to the Massachusetts General Laws, Code of Massachusetts Regulations and any bylaws and special acts applicable to the Town of Natick. To the extent reasonably practical, all policies, regulations, documents and Town communications shall be amended to replace references to the Board of Selectmen with Select Board, and to replace references to Selectmen with Select Board Members.”

#### Motion B (Zoning Bylaws)

Move to amend the Town of Natick Zoning Bylaws by

1. Replacing the word “Selectmen” in Article VI-E with “Select Board”
2. Replacing the words “Board of Selectmen” anywhere they appear with the words “Select Board”

#### Article 40

##### Motion

Move to amend the Natick Home Rule Charter by

1. Replacing the word “selectman” in Article 3-1 (g) with the words “the Select Board”
2. Replacing the word “selectmen” in Article 3-1 (g) with the words “Select Board members”
3. Replacing the words “Board of Selectmen” or “board of selectmen” anywhere they appear with the words “Select Board”
4. Replacing the word “Selectmen” or “selectmen” anywhere they appear with the words “Select Board”
5. Replacing the word “chairman” in Article 2-11 (d) with the word “chair”
6. Inserting a new section 3-2 (e) that shall read “Renamed Executive Board. The Select Board shall be the entity historically known as the Board of Selectmen. The Select Board shall have and exercise all legal rights, authority, duty and responsibilities vested in a

Board of Selectmen by any votes of the Town and the laws of the Commonwealth, including but not limited to the Massachusetts General Laws, Code of Massachusetts Regulations and any bylaws and special acts applicable to the Town of Natick.”

#### Question 11

The following Towns have changed from Board of Selectmen to Select Board, according to the Massachusetts Municipal Association as of August 29, 2019:

Arlington  
Alford  
Andover  
Ashfield  
Ashland  
Bernardston  
Blandford  
Brewster  
Brookline  
Buckland  
Carver  
Charlemont  
Chesterfield  
Clarksburg  
Colrain  
Concord  
Conway  
Dalton  
Dartmouth  
Dedham  
Deerfield  
Dunstable  
Gill  
Goshen  
Granby

Grafton  
Granville  
Great Barrington  
Groton  
Hadley  
Harvard  
Hawley  
Heath  
Hinsdale  
Holland  
Hopkinton  
Ipswich  
Leicester  
Leverett  
Leyden  
Longmeadow  
Mansfield  
Middlefield  
Milton  
Monroe  
Montague  
Monterey  
Mount Washington  
Nantucket  
New Ashford  
New Braintree  
Needham  
New Salem  
North Reading  
Northfield  
Otis  
Petersham

Phillipston  
Plainfield  
Provincetown  
Plymouth  
Reading  
Rowe  
Royalston  
Russell  
Sharon  
Shelburne  
Shutesbury  
South Hadley  
Southwick  
Stoneham  
Sunderland  
Truro  
Wales  
Warwick  
Washington  
Wellfleet  
Wendell  
Westhampton  
Westwood  
Whately  
Williamstown  
Winchester  
Windsor  
Worthington

To: Paige Adams  
From: Josh Ostroff  
Date: October 1, 2019  
Re: 2019 FATM Article 39, Amended and Alternative Language for Motion B

A member of the Planning Board has suggested that Motion B under Article 39, which would change the Zoning Bylaws, may need to reference specific sections, rather than make global changes. I think Town Counsel can provide an opinion. If that is required, I have provided an Alternative Motion B, below. Also, in the Motion B previously provided (and voted by the Finance Committee), there should also have been a reference to change the word "Chairman." So as a technical correction, if a global change to the Zoning Bylaws is allowed, I propose an Amended Motion B.

**Amended Motion B** (global changes permitted)

"Move to amend the Town of Natick Zoning Bylaws by

1. Replacing the word "Selectmen" in Article VI-E with "Select Board"
2. Replacing the words "Board of Selectmen" anywhere they appear with the words "Select Board"
3. Replacing the word "Chairman" with the word "Chair" anywhere it appears."

**Alternative Motion B** (global changes not permitted)

"Move to amend the Town of Natick Zoning Bylaws by replacing the words "Board of Selectmen" however capitalized, with the words "Select Board" in the following sections:

Section I, Section 200, Definitions, subsection "Public Transit Endowment:"

Section III-A.3 FLOOD PLAIN DISTRICT subsection C-3-c

Section III-A.6 AFFORDABLE HOUSING, subsection C-10.4

Section III-E DOWNTOWN MIXED USE DISTRICT, subsections 4-B, 4-B-4, and 4-B-5

Section V-D OFF-STREET PARKING AND LOADING REQUIREMENTS, subsection 3-s

Section V-H SIGNS AND ADVERTISING DEVICES, subsection E-5

Section VI-E BOARD OF APPEALS, paragraphs 1 and 2

Section VI-EE PLANNING BOARD AS SPECIAL PERMIT GRANTING AUTHORITY, subsection 2-b

And to replace the word "Selectmen" with the words "Select Board" in the following section:

Section VI-E BOARD OF APPEALS, Paragraph 7

And to replace the word "Chairman" with the word "Chair" in the following sections:

Section VI-E BOARD OF APPEALS, Paragraph 2

Section VI-EE PLANNING BOARD AS SPECIAL PERMIT GRANTING AUTHORITY, paragraph 1, and subsection 2-d."

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ARTICLE 42

FEASIBILITY STUDY OF CONCEPT

TO

IMPROVE MORSE LIBRARY PARKING

October 2, 2019

Saul Beaumont  
saulbeaumont@hotmail.com

Article 42 – 2019 Fall Annual Town Meeting  
Feasibility Study for Increasing Parking Spaces for Morse Institute Library  
(Saul Beaumont 508-650-1587 [saulbeaumont@hotmail.com](mailto:saulbeaumont@hotmail.com))

To see what sum of money the Town will vote to raise and appropriate, or otherwise provide, for a study to determine the feasibility of increasing the amount of Morse Institute Library parking places. The study of the area around the library including Clarendon Street is to determine the feasibility and cost for the following items, including but not limited to:

- increase the safety of using library parking to avoid crossing a public street
  - bring the disabled parking spaces closer to the library to avoid crossing a public street
  - increase the quantity of parking spaces available to the public to better support the library usage of more than a thousand users per day
- or any other criteria otherwise necessary to fulfill the objectives of the feasibility study.

### **Purpose of the Article**

The purpose is to improve and make safe the inferior parking at the library to benefit the disabled, seniors, parents with children, and typical patrons. The objective is to obtain funding to perform a feasibility study of modifying **the area around the library including E. Central St., Washington St., and** Clarendon Street to create a superior parking arrangement that eliminates the current lack of safety and other deficiencies.

### **Motion**

Move that the Town vote to appropriate the sum of \$15,000 from Free Cash for the purpose of implementing a feasibility study for modifying **the area around the library including E. Central St., Washington St., and** Clarendon Street (the street between the library and the police station) to increase parking spaces for Morse Institute Library and to move the disabled parking spots next to the library. Said funding to be expended under the direction of the Engineering Division of the Department of Public Works in cooperation with the Morse Institute Library Board of Trustees.

**LIBRARY**



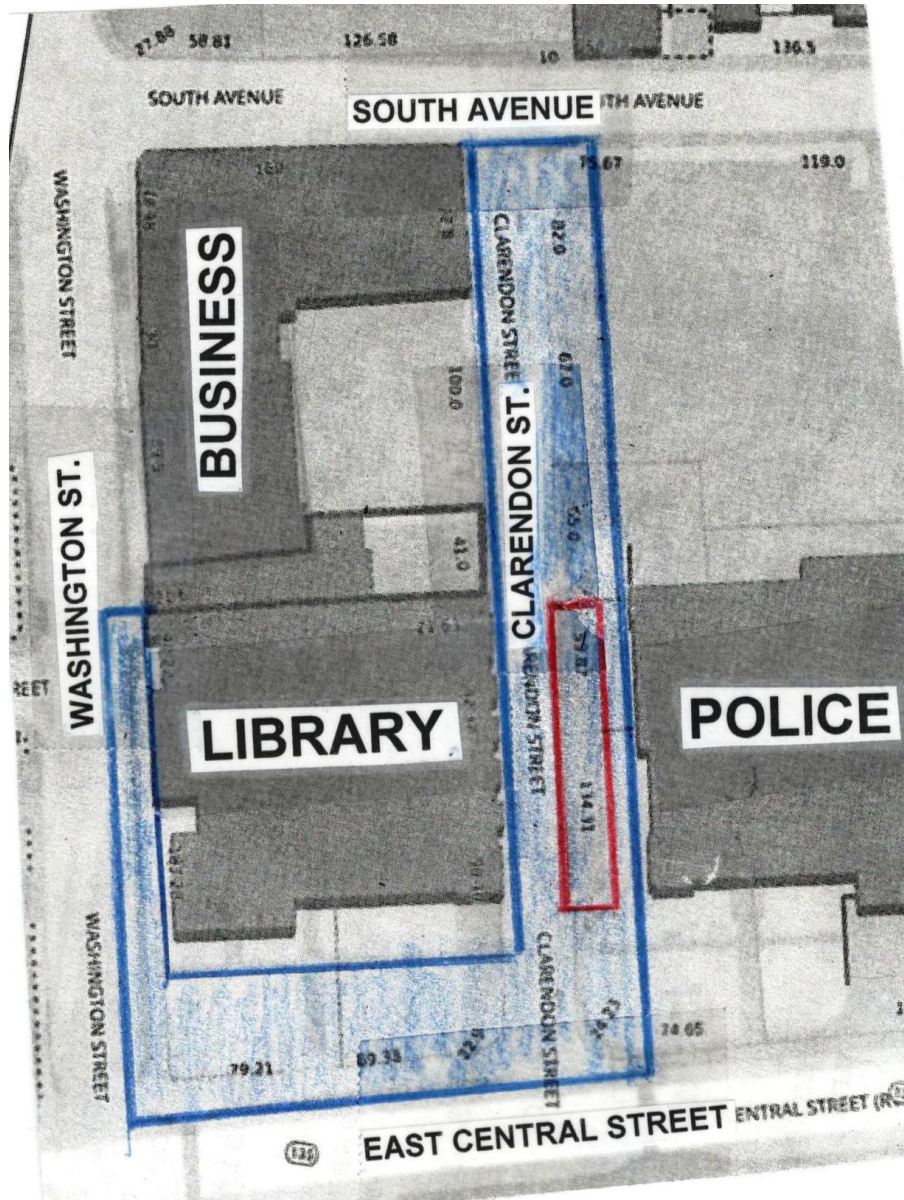
**POLICE**

**PARKING  
CLARENDON ST.**

**EAST CENTRAL ST.**

This is an aerial map of a city block. The map is oriented with North at the top. Several streets are labeled: Washington Street runs vertically on the left; South Avenue runs horizontally at the top; East Central Street runs horizontally at the bottom; and Clarendon Street runs vertically through the center. A large building on the left is labeled 'BUSINESS'. A large building in the center is labeled 'LIBRARY'. A large building on the right is labeled 'POLICE'. A red rectangle highlights a specific area on Clarendon Street, between Washington Street and East Central Street. The map also shows various lot numbers and street names in different orientations.

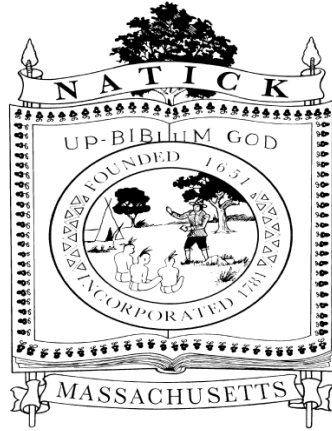
# STUDY AREA FOR LIBRARY PARKING



## GOALS

- CREATE MORE THAN 40 PLACES
- NO STREET CROSSINGS
- DISABLED PARKING ABUT BASE OF LIBRARY ENTRANCE RAMP
- SAFE LIBRARY ACCESS FROM ALL PARKING
- NO TIME LIMIT ON PARKING

# TOWN OF NATICK



## 2019 FALL TOWN MEETING

### Articles 1,2,3,4,5 and 8

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Proposed Amendments

**Submitted by the Town Administrator**

**10/11/2019**

**Updates to the financial Articles to incorporate the certified free cash received 10/10/19**

**Main Motion - Article 1 - Fiscal 2020 Omnibus Budget  
(Town Administrator)**

**Proposed amendment to the main motion**

**Motion A**

Move that the Town vote to amend Motion A bullet point 7 by inserting after the date “2019” the word “Spring”.

**Motion C**

Move that the Town vote to amend Motion C: bullet point one by deleting the amount “\$1,640,000” and inserting in its place “\$800,000”; bullet point two by deleting the amount “\$360,000” and inserting in its place “\$175,000”; last paragraph, after the words “Free Cash FY 2020” deleting the amount “\$1,640,000” and inserting in its place “\$800,000”; and, last paragraph after the words “Water and Sewer Retained Earning” deleting the amount “\$360,000” and inserting in its place “\$175,000”

So that the amended motion will read as follows:

**MOTION A (Requires majority vote)**

Move that the Town vote to increase the appropriation voted by the 2019 Spring Annual Town Meeting under article 8 for the following budgets by the sum of \$738,588, said sum to be distributed as follows:

- To supplement the Public Safety budget as voted under Article 8 Motion B1 of the 2019 Spring Annual Town Meeting by adding \$15,000 to Parking Enforcement Expenses for equipment repairs and collections software maintenance.
- To supplement the Public Safety budget as voted under Article 8 Motion B1 of the 2019 Spring Annual Town Meeting by adding \$3,325 to Police Salaries for management merit increases.
- To supplement the Public Safety budget as voted under Article 8 Motion B2 of the 2019 Spring Annual Town Meeting by adding \$25,000 to Fire Department Expenses for contractually required assessment center.
- To supplement the Administrative Support Services budget as voted under Article 8 Motion E of the 2019 Spring Annual Town Meeting by adding \$10,077 to Finance Salaries for Finance Coordinator upgrade and merit increase for Payroll Manager.

- To supplement the Shared Expenses budget as voted under Article 8 Motion G of the 2019 Spring Annual Town Meeting by adding \$40,000 to Property and Liability Insurance for increased insurance coverage costs.
- To supplement the Administrative Support Services budget as voted under Article 8 Motion E of the 2019 Spring Annual Town Meeting by adding \$25,000 to Information Technology Expenses for system security testing.
- To supplement the Board of Selectmen's budget as voted under Article 8 Motion E of the 2019 Spring Annual Town Meeting by adding \$620,186 to Board of Selectmen Expense for CBA Settlements.

With the above Budget be raised from following sources:

Free Cash for Fiscal Year 2020	\$738,588
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MOTION B (Requires majority vote)

Move that the Town vote to increase the appropriation voted by the 2019 Spring Annual Town Meeting under article 8 for the following budget by the sum of \$96,000, said sum to be distributed as follows:

- To supplement the Community Services and Health budget as voted under Article 8 Motion D of the 2019 Spring Annual Town Meeting by adding \$62,000 to Community Services Salaries for salaries previously covered by the rental revolving fund.
- To supplement the Community Services and Health budget as voted under Article 8 Motion D of the 2019 Spring Annual Town Meeting by adding \$24,000 to Community Services Expenses for expenses previously covered by the rental revolving fund.
- To supplement the Community Services and Health budget as voted under Article 8 Motion D of the 2019 Spring Annual Town Meeting by adding \$10,000 to the Community Service's Council on Aging to produce and mail the Sentinel Newsletter.

With the above Budget be raised from following sources:

Free Cash for Fiscal Year 2020	\$96,000
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MOTION C (Requires majority vote)

Move that the Town vote to increase the appropriation voted by the 2019 Spring Annual Town Meeting under article 8 for the following budgets by the sum of \$2,000,000 said sum to be distributed as follows:

- To supplement the Shared Expenses budget as voted under Article 8 Motion G of the 2019 Spring Annual Town Meeting by adding \$800,000 to Shared Expenses, Employee Fringe for buy out of the Town's liabilities to the LIUNA National (Industrial) Pension Fund.
- To supplement the Water & Sanitary Sewer Enterprise Fund budget as voted under Article 8 Motion H1 of the 2019 Spring Annual Town Meeting by adding \$175,000 to Water & Sanitary Sewer, Employee Fringe Benefits for buy out of the Enterprise Fund's liabilities to the LIUNA National (Industrial) Pension Fund.

With the above total budget amendment amount be raised from following sources:

Free Cash FY 2020	\$800,000
Water and Sewer Retained Earning	\$175,000

**Main Motion - Article 2 - Stabilization Fund (requires a majority vote)  
(Town Administrator)**

**Proposed amendment to the main motion**

Move that the Town vote to amend **the main motion** by deleting the amount “\$500,000” and inserting in its place “\$250,000”

So that the amended **main** motion will read as follows:

Move that the Town vote to appropriate **\$250,000** from Free Cash 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.

**Main Motion - Article 3 - Operational/Rainy Day Stabilization Fund**  
**(requires a majority vote)**  
**(Town Administrator)**

**Proposed amendment to the main motion**

Move that the Town vote to amend **the main motion** by deleting the amount “\$500,000” and inserting in its place “\$250,000”

So that the amended **main** motion will read as follows:

Move that the Town vote to appropriate **\$250,000** from Free Cash for the purpose of supplementing the Operational/Rainy Day Stabilization Fund established under Article 4 of the 2011 Spring Annual Town Meeting as authorized by Chapter 40, Section 5B of the General Laws, as amended.

**Main Motion - Article 4 - Capital Stabilization Fund (requires a majority vote)  
(Town Administrator)**

**Proposed amendment to the main motion**

Move that the Town vote to amend **the main motion** by deleting the amount “\$2,119,347” and inserting in its place “\$1,519,347”

So that the amended **main** motion will read as follows:

Move that the Town vote to appropriate **\$1,519,347** from Free Cash for the purpose of supplementing the Capital Stabilization Fund established by the vote of Article 2 of the 2010 Fall Annual Town Meeting, as authorized by chapter 40, Section 5B of the General Laws, as amended.

**Main Motion - Article 5 - Other Post Employment Benefits (OPEB) Appropriation or  
Transfer of Funds (requires a majority vote)  
(Town Administrator)**

**Proposed amendment to the main motion**

Move that the Town vote to amend **the main motion** by deleting the amount “\$475,000” and inserting in its place “\$375,639”

So that the amended **main** motion will read as follows:

Move that the Town vote to appropriate **\$375,639** from Free Cash for the purpose of funding the Other Post-Employment Benefits Liability Trust Fund authorized by a vote of the 2017 Spring Annual Town Meeting under Article 15, as authorized by Chapter 32B, Section 20 of the General Laws as amended by Section 15 of Chapter 218 of the Acts of 2016.

**Main Motion – Article 8 – PEG Access and Cable Related Fund (requires a majority vote)  
(Town Administrator)**

**Proposed amendment to the main motion**

Move to amend the main motion by replacing it in its entirety with the following:

Move that the Town vote to appropriate from the PEG Access and Cable Related Fund, established by vote of 2019 Special Town Meeting #1 under Article 1, as authorized by Chapter 44, Section 53F  $\frac{3}{4}$  of the General Laws, as amended, the sum of \$440,407.69 to fund PEG access programming.

So that the amended **main** motion will read as follows:

Move that the Town vote to appropriate from the PEG Access and Cable Related Fund, established by vote of 2019 Special Town Meeting #1 under Article 1, as authorized by Chapter 44, Section 53F  $\frac{3}{4}$  of the General Laws, as amended, the sum of \$440,407.69 to fund PEG access programming.



# Town of Natick

## Free Cash Appropriations - FATM 2019

Item	Amount	Rationale
Free Cash as of 7/1/2019	6,101,910	
.5% of G/F Revenue Set-Aside	(826,177)	Per Financial Management Policies
<b><u>2019 Fall Town Meeting</u></b>		
Article 2 - Transfer to Stabilization Fund	(250,000)	Per Financial Management Policies
Article 3 - Transfer to Operational Stabilization Fund	(250,000)	Per Financial Management Policies
Article 4 - Transfer to Capital Stabilization Fund (FY 2019 Local Option Taxes)	(1,519,347)	Per Financial Management Policies
Article 5 - Transfer to OPEB Stabilization Fund	(375,639)	Per Financial Management Policies
Article 1 - FY 20 Operations	(834,588)	
Article 15 , 16 & 17 - Street Acceptance	(3,000)	
Article 28 - Land Aread of Town & its Makeup	(5,000)	
Article 37 Motion B- Report of Town Meeting Practices	(5,000)	
Article 42 - Feasibility Study Morse Institute Parkings	(15,000)	
Artilce 1 - LIUNA	(800,000)	General Fund Portion of LIUNA
<b><u>2020 Spring Town Meeting</u></b>		
FY 2021 Operating Budget	(1,200,000)	Free Cash for FY 2021 Operating Budget
<b>Remaining Unallocated Balance</b>	<b>18,159.40</b>	