

**WARRANT  
2016 SPECIAL TOWN MEETING #2  
NOVEMBER 1, 2016**

THE COMMONWEALTH OF THE MASSACHUSETTS

Middlesex, ss

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

In the name of the Commonwealth of Massachusetts you are required to notify the qualified Town Meeting Members of the said Town of Natick to meet in the Natick High School, Natick on **Tuesday Evening November 1, 2016 at 7:30 PM**, then and there to act on the following Articles:

- Article 1 Middlesex Garage Feasibility Analysis
- Article 2 Appropriate Funds for the Design and Development of the Cochituate Rail Trail
- Article 3 Acquisition of the CSX Saxonville Branch
- Article 4 Amend the Natick Zoning By-Law to Create a Transitional Overlay Option Plan (TOOP)
- Article 5 Include Certain Parcels of Land Located on the Southerly Side of East Central Street, the Easterly Side of Lincoln Street, the Easterly and Westerly Side of Wilson Street and the Westerly Side of Grant Street in the Transitional Overlay Option Plan (TOOP)
- Article 6 Appropriation of Insurance Proceeds – Camp Arrowhead
- Article 7 Amend Zoning By-Laws: SPGA Designation – Industrial I & II
- Article 8 Amend Zoning By-Laws: Motor Vehicles
- Article 9 Amend Zoning By-Laws : Remove Ambiguous Wording from Section 323.3
- Article 10 Amend Zoning By-Laws: 55 Years of Age Amenity Housing
- Article 11 Amend Zoning By-Laws: Elderly Family Residence
- Article 12 Supplement FY 2017 Funding for the Bacon Free Library

**ARTICLE 1  
Middlesex Garage Feasibility Analysis  
(Town Administrator)**

To see if the Town will vote to raise and appropriate, or otherwise provide, a sum of money for a Feasibility Analysis regarding development of a parking garage on essentially the same footprint as the former so-called Middlesex Garage, located generally between Middlesex Avenue, North Main Street, Summer Street and Spring Street; said Feasibility Analysis to include but not be limited to (1) review, analysis and utilization of information and recommendations from previously completed relevant studies; (2) performance of necessary tests (e.g. soil borings) to determine site suitability for a multi-level parking garage; (3) analysis of advantages and disadvantages of including commercial lease space within said garage; and (4) development of conceptual design(s) and associated projected costs, said designs to be in compliance with local zoning and other applicable regulations or identify variances necessary to achieve compliance; or otherwise act thereon.

**ARTICLE 2  
Appropriate Funds for the Design and Development of the  
Cochituate Rail Trail  
(Board of Selectmen)**

To see if the Town will vote to appropriate a sum of money to fund design and development of the Cochituate Rail Trail, or otherwise act thereon.

**ARTICLE 3  
Acquisition of the CSX Saxonville Branch  
(Board of Selectmen)**

To see if the Town will vote to authorize the Board of Selectmen to acquire by gift, purchase, or otherwise, for general municipal purposes, including without limitation recreational and non-motorized transportation purposes, land known as the Saxonville Branch line and adjoining parcels, owned now or formerly by CSX Transportation, Inc., and shown on Natick Assessors Map 41, Lot RR1; Map 17, Lots 13, 14, 18 and 19; Map 26, Lots 40A and 116A; Map 35, Lot 296; and Map 43, Lots 413A and 413B; which land shall be used for the proposed Cochituate Rail Trail, a plan for which is on file with the office of the Natick Community and Economic Development Department, and further, to see what sum of money the Town will vote to appropriate and raise, borrow, or otherwise provide for the purposes of this article; and, 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; or otherwise act thereon.

**ARTICLE 4**  
**Amend the Natick Zoning By-Law to Create a**  
**Transitional Overlay Option Plan (TOOP)**  
**(Arthur B. Fair III, et al)**

To see if the Town will vote to amend the Zoning By Laws of the Town of Natick, by adding thereto, a new section, that would create and establish a zoning overlay district to be known as the Transitional Overlay Option Plan (TOOP) for the purpose of allowing a transitional redevelopment of properties located along the Major Arterial Roadways of the Town, or act on anything relating thereto.

**ARTICLE 5**  
**Include Certain Parcels of Land Located on the Southerly Side of East Central Street, the**  
**Easterly Side of Lincoln Street, the Easterly and Westerly Side of Wilson Street and the**  
**Westerly Side of Grant Street in the Transitional Overlay Option Plan (TOOP)**  
**(Arthur B. Fair III, et al)**

To see if the Town will vote to designate those parcels of land, located on the southerly side of East Central Street, the easterly of Lincoln Street, the easterly and westerly side of Wilson Street and the westerly side of Grant Street and being on shown on Assessors Map 44, as Lots 180, 181, 182, 195, 196, 197, 198, 216 and 217, and depicted on the attached plan entitled “Transitional Overlay Option Plan – For Reference”, dated August 15, 2016, or however they shall be otherwise bounded and described, as a Transitional Overlay Option Plan (TOOP) District in accordance with the Natick Zoning By-laws, or act on anything related thereto.

**ARTICLE 6**  
**Appropriation of Insurance Proceeds - Camp Arrowhead**  
**(Town Administrator)**

To see if the Town will vote to raise and appropriate, transfer and appropriate from available funds, or otherwise provide, the sum of one hundred eighty-seven thousand one hundred ninety-three dollars and eighty-two cents (\$187,193.82), or such other amount, for the purpose of design, repair, construction, reconstruction, restoration and/or replacement of real property and/or personal property held or owned by the Town, including, without limitation, any buildings, furniture, fixtures, and equipment, for which design, repair, construction, reconstruction, restoration and/or replacement are necessitated, and any costs incidental and related thereto, as a result of a fire at Camp Arrowhead, located at 1055 Worcester Road, in Natick, which occurred on or about July 28, 2016, said amounts listed above that have been received as insurance proceeds to the benefit of the Town as a result of said fire, or to take any other action relative thereto.

**ARTICLE 7**  
**Amend Zoning By-Laws: SPGA Designation – Industrial I & II**

(Wesley Potter et al.)

To see if the Town will vote to amend the Zoning Bylaws to change the Special Permit Granting Authority (SPGA) designation in the Industrial I and Industrial II zones.; or otherwise act thereon.

**Purpose**

*The purpose of this article is to consolidate the functions of Special Permits and Site Plans with the Planning Board on industrial lots so as to end the current practice of these functions being split with the Zoning Board of Appeals by criteria of use, location, and size*

**Motion substantially as follows:**

**It is moved that the Zoning By-laws be amended as follows:**

In Section VI-DD, 2.a), following “Regional Center Mixed-Use Overlay District” insert:

“Industrial I (In-I)  
Industrial II (In-II)”

In Section VI-DD, 2.b), delete:

“Industrial I (In-I), and Industrial II (In-II)”

**ARTICLE 8  
Amend Zoning By-Laws: Motor Vehicles  
(Mary Collins et al.)**

To see if the Town will vote to amend the Zoning Bylaws to add a new use of "Motor Vehicle Storage or Detailing"; or otherwise act thereon.

**Purpose**

*The purpose of this article is to allow, by special permit, the storage, transit, modification, or preparation of motor vehicles for sale or re-sale.*

**Motion substantially as follows:**

**It is moved that the Zoning Bylaws be amended by adding a new use “Motor Vehicle Storage or Detailing” as follows:**

In Section 200 – DEFINITIONS insert:

**“Motor Vehicle Storage or Detailing:** A facility or lot, either within a structure or in the open, for the storage, transit, modification, or preparation of motor vehicles for sale or re-sale”

In Section III-A.2 Use Regulations Schedule insert:

	BUSINESS USES	RG	RM	RS	PCD	SH	AP	DM	CII	INI	INII	D	H
<u>23B.</u>	Motor Vehicle Storage or Detailing	O	O	O	O	O	O	(*)	O	A	O	O	O

**ARTICLE 9  
Amend Zoning By-Laws: Remove Ambiguous Wording from Section 323.3  
(John Ciccariello et al)**

To see if the Town will vote to amend the Zoning Bylaws to remove wording from Section 323.3; or otherwise act thereon.

**Purpose**

*The purpose of this article is to clarify allowed uses in the Highway Overlay District by removing ambiguous language from Section 323.3 Certain Multi-family Residential Uses.*

**Motion:**

Move that the Zoning Bylaws be amended as follows:

In Section III – USE REGULATIONS, Section 323.3 Certain Multi-family Residential Uses, delete the words “, and similar multi-family development”

so that the section reads: "In the RC district, hotels, motels, assisted living facilities may be allowed by Special Permit granted by the Planning Board, subject to all requirements of the underlying district(s), and modified by the dimensional and other intensity regulations of Sections 324 and 326. ..."

**ARTICLE 10**

**Amend Zoning By-Laws: 55 Years of Age Amenity Housing  
(John Ciccariello et al)**

To see if the Town will vote to amend the Zoning Bylaws to add a new use “55 Years of Age Amenity Housing” in the Highway Overlay Districts; or otherwise act thereon.

**Purpose**

*The purpose of this article is to clarify allowed uses in the Highway Overlay District and add a new use for 55 Years of Age Amenity Housing.*

**Motion substantially as follows:**

Move that the Zoning Bylaws be amended as follows:

-In Section 200 Definitions, add a new definition:

**55 Years of Age Amenity Housing:** Dwelling unit(s) for persons of over 55 years in age being two bedrooms or less with parking and climate-controlled elevators. Such housing to offer: a fitness and wellness center; great room/club room, communal kitchen, arts/media/theater space; pool, patio and fire pit, walking paths, and gardens. Further; such facility to offer on-site events and programs managed by an activity director to provide an active environment; on site concierge service to coordinate laundry services, house-keeping and transportation. But no requirement for all-day supportive care and assistance.

-In Section III – USE REGULATIONS amend section 323.3 Certain Multi-family Residential Uses:

Following “In the RC district, hotels, motels, assisted living facilities,” insert the words “55 Years of Age Amenity Housing,” so that the section would read “In the RC district, hotels, motels, assisted living facilities, 55 Years of Age Amenity Housing, ...”

**ARTICLE 11**

**Amend Zoning By-Laws: Elderly Family Residence  
(John Ciccariello et al)**

To see if the Town will vote to amend the Zoning Bylaws to add a new use “Elderly Family Residence” in the Highway Overlay Districts; or otherwise act thereon.

**Purpose**

*The purpose of this article is to clarify allowed uses in the Highway Overlay District and add a new use for Elderly Family Residence.*

**Motion substantially as follows:**

Move that the Zoning Bylaws be amended as follows:

-In Section 200 Definitions, add a new definition:

**“Elderly Family Residence:** Dwelling unit(s) for a family whose head (including co-head), spouse, or sole member is a person who is at least 62 years of age. It may include two or more persons who are at least 62 years of age living together, or one or more persons who are at least 62 years of age living with one or more live-in aides. (ref. 24 CFR 5.403)”

-In Section III – USE REGULATIONS, amend section 323.3 Certain Multi-family Residential Uses as follows:

Following “In the RC district, hotels, motels, assisted living facilities,” insert the words “Elderly Family Residence\*,” so that the section would read “In the RC district, hotels, motels, assisted living facilities, Elderly Family Residence\*,”

-In Section III – USE REGULATIONS, amend section 323.3 Certain Multi-family Residential Uses to add a footnote:

“( \* Affordability Requirements: Unless a determination has been made satisfactory to the SPGA that the living units of the Elderly Family Residence do not affect the Town’s Subsidized Housing Inventory (SHI) as maintained by the Commonwealth of Massachusetts Department of Housing and Community Development (DHCD), at least 10% of the Elderly Family Residences shall be certified as qualifying for the Town’s SHI.)”

**ARTICLE 12**  
**Supplement FY 2017 Funding for the Bacon Free Library**  
**(Cathleen Collins, et al)**

To see what sum of money the Town will vote to raise and appropriate, or transfer from available funds, for the maintenance and operation of the Bacon Free Library for Fiscal Year 2017 (July 1, 2016 through June 30, 2017); or otherwise act thereon.

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

You are directed to serve this Warrant by causing an attested copy of said Warrant to be posted in the Post Office in said Natick, and at the following public places in said Natick, to wit: Precinct 1; Reliable Cleaners, 214 West Central Street; Precinct 2, Cole Recreation Center, 179 Boden Lane; Precinct 3, Kennedy Middle School, 165 Mill St.; Precinct 4, Jones Drug, 7 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 November 1, 2016; also by causing the titles of the articles on the Warrant for the 2016 Special Town Meeting #2 to be published once in the Newspaper called "The Metrowest Daily News," with notice of availability of an attested copy of said Warrant, said Newspaper published in the Town of Natick and said publication to be Wednesday, September 28, 2016.

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 26th day of September, 2016.

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

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

\_\_\_\_\_  
Nicholas S. Mabardy  
Vice Chair

\_\_\_\_\_  
Jonathan Freedman  
Clerk

\_\_\_\_\_  
Susan G. Salamoff  
Member

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

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