

**WARRANT  
2017 SPECIAL TOWN MEETING #1  
MAY 9, 2017**

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 May 9, 2017 at 7:30 PM**, then and there to act on the following Articles:

- Article 1 Amendments to the Town of Natick Zoning By-Law and Zoning Map
- Article 2 Application of Bond Premiums to Project Costs or Other Capital Projects
- Article 3 Amend Zoning By-Laws: Reasonable Regulation of Uses Exempted from Permitting
- Article 4 Home Rule Petition – Cochituate Rail Trail Bridge Sponsorship

**ARTICLE 1  
Amendments to the Town of Natick Zoning By-Law and Zoning Map  
(Town Administrator)**

To see if the Town will vote to:

- 1) Amend the Town of Natick Zoning Map, as referenced in the Town of Natick Zoning By-Law under Section II-B Location of Districts (Zones) subsection 1, by rezoning from Industrial II (INII) to Highway Mixed Use I (HMI) or other zoning district as appropriate the following properties:
  - a.) Town of Natick Assessors' Map 17, Lot 8, including approximately to the center line of Route 9 to the south [including but not limited to a portion of the property known as 1185 Worcester Street]
  - b.) Town of Natick Assessors' Map 17, Lots 10, 11, 12; Map 25, Lots 252A, 252B, 253, 253A, 253B; and Map 26 Lot 168C; including approximately to the center line of Route 9 to the south [including but not limited to properties known as 1065-1085 Worcester Street]; and including the portion of Lake Cochituate surrounded by these lots;
- 2) Amend the Town of Natick Zoning Map, as referenced in the Town of Natick Zoning By-Law under Section II-B Location of Districts (Zones) subsection 1, by rezoning from Highway Corridor (HC) Overlay District to Regional Center (RC) Overlay District or other overlay district as appropriate, the following properties:
  - a) Town of Natick Assessors' Map 17, Lots 10, 11, and 12; Map 25, Lots 252A, 252B, 253, 253A, 253B; and Map 26 Lot 168C; including approximately to the center line of Route 9 to the south; and including the portion of Lake Cochituate surrounded by these lots;

- 3) Amend the Town of Natick Zoning By-Law, Section III-B (3), (4), and (5) regarding Large Parcels, by amending and/or altering the minimum parcel threshold for Large Parcels;
  - 4) Amend the Town of Natick Zoning By-Law, Section II-B Location of Districts, by deleting and/or amending any or all subsections from subsection 7 to the end of Section II-B;
- or otherwise act thereon.

**ARTICLE 2**  
**Application of Bond Premiums to Project Costs or Other Capital Projects**  
**(Town Administrator)**

To see if the Town will vote to (i) appropriate the premium paid to the Town upon the sale of bonds issued on April 27, 2017 to pay costs of capital projects and to reduce the amounts appropriated for such projects by the same amount, and (ii) supplement each prior vote of the Town that authorizes the borrowing of money to pay costs of capital projects to provide that, in accordance with Chapter 44, Section 20 of the General Laws, the premium received by the Town upon the sale of any bonds or notes thereunder, less any such premium applied to the payment of the costs of issuance of such bond or notes, may be applied to pay project costs and the amount authorized to be borrowed for each such project shall be reduced by the amount of any such premium so applied; or otherwise act thereon.

**ARTICLE 3**  
**Amend Zoning By-Laws: Reasonable Regulation of Uses Exempted from Permitting**  
**(Cathleen Collins et al.)**

To see if the Town will vote to amend the Zoning Bylaws including but not limited to adding new sections and/or definitions, and/or amending existing sections and/or definitions and/or applying existing regulations in order to provide for Site Plan Review and reasonable regulations concerning the bulk and height of structures and determining yard size, lot area, setbacks, open space, parking, and building coverage requirements of land, structures, and uses as provided in and/or otherwise exempted from any local permitting and/or local zoning control per Massachusetts General Laws chapter 40A, section 3, the so-called Dover Amendment, relevant case law and/or other State or Federal statute; or otherwise act thereon.

**ARTICLE 4**  
**Home Rule Petition – Cochituate Rail Trail Bridge Sponsorships**  
**(Town Administrator)**

To see if the Town will vote to authorize the Board of Selectmen to petition the General Court to enact legislation in substantially the following form, provided that the General Court may reasonably vary the form and substance of the requested legislation within the scope of the general public objectives of this petition.

“AN ACT AUTHORIZING THE MUNICIPALITIES OF NATICK AND FRAMINGHAM TO NAME CERTAIN BRIDGES

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 the provisions of Chapter 85 and Chapter 30B of the General Laws, or any other general or special law to the contrary, the municipalities of Natick and Framingham are authorized to offer, execute agreements for, and receive revenues from the sponsorship of bridges crossing state highways on or along the Cochituate Rail Trail.

SECTION 2. All revenues received from said sponsorships shall be used for open space and/or park purposes.

SECTION 3. All revenues received from said sponsorships of a bridge across Route 9 shall be exclusively for the town of Natick.

SECTION 4. All revenues received from said sponsorships for a bridge across Route 30 shall be evenly divided between the municipalities of Natick and Framingham.

SECTION 5. The form, material and size of signage to be installed within any state layout pursuant to this act are subject to the approval and regulations of the Massachusetts Department of Transportation.

SECTION 6. This act shall take effect upon its passage.”

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, TCAN, 14 Summer 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 May 9, 2017; also by causing the titles of the articles on the Warrant for the 2017 Special Town Meeting #1 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 April 24, 2017.

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 18th day of April, 2017.

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

\_\_\_\_\_  
Jonathan Freedman  
Chair

\_\_\_\_\_  
Susan G. Salamoff  
Vice Chair

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

\_\_\_\_\_  
Amy Mistrot  
Member

\_\_\_\_\_  
Michael J. Hickey, Jr.  
Member

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