

**WARRANT  
SPRING ANNUAL TOWN MEETING  
APRIL 14, 2015**

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 April 14, 2015 at 7:30 PM** , then and there to act on the following Articles:

- Article 1      Appropriate Funds for the Family of Michael McDaniel Jr.
- Article 2      Authorize Board of Selectmen to Accept, Obtain, Abandon or Relocate  
Utility Easements
- Article 3      Amend Town By-Laws for Single-Use Plastic Bag Reduction
- Article 4      Board of Assessors: Increase Personal Property Exemptions
- Article 5      Home Rule Petition to Establish a Means-Tested Senior Citizen Property  
Tax Exemption
- Article 6      Home Rule Petition to Allow Lease of Former Middlesex Avenue Parking  
Garage Site
- Article 7      Home Rule Petition to Allow Lease of South Avenue Parking Lot Site
- Article 8      Amend Town By-Laws: Article 21
- Article 9      Amend Town By-Laws: Change All References to "Community  
Development Director" to read "Director of Community and Economic  
Development"
- Article 10     Committee Article
- Article 11     Fiscal 2015 Omnibus Budget Article
- Article 12     Elected Officials Salary
- Article 13     Personnel Board Classification and Pay Plan
- Article 14     Collective Bargaining
- Article 15     Fiscal 2016 Omnibus Budget Article
- Article 16     Morse Institute Library Fiscal 2016 Budget
- Article 17     Bacon Free Library Fiscal 2016 Budget
- Article 18     School Bus Transportation Subsidy
- Article 19     Establish Revolving Fund: Pay for Performance Program
- Article 20     Re-authorization of Revolving Funds
- Article 21     Capital Equipment
- Article 22     Capital Improvement
- Article 23     Street Acceptance: Cider Mill Lane
- Article 24     Amend By-Law Article 3 to Authorize Use of Electronic Voting Technology

- Article 25 Appropriate Funds to Acquire Electronic Voting Technology and/or Equipment
- Article 26 Extend the Term of the Electronic Voting Study Committee
- Article 27 Amend Zoning By-Laws: Consolidate Special Permit Granting Authority
- Article 28 Amend Zoning By-Laws: Ancillary Outlet
- Article 29 Amend Zoning By-Laws: Uses and Dimensions of Parks and Open Space
- Article 30 Moratorium on Development of Multi-Family Dwellings
- Article 31 Moratorium on Changes to Use Districts and Use Regulations
- Article 32 22 Pleasant Street Rezoning Classification Study Committee: Hear Report and Recommendations
- Article 33 Amend Zoning By-Law to Create Assisted Living Option Overlay District
- Article 34 Acquisition of Easement Over 22 Pleasant Street
- Article 35 Acquire Property Located at 22 Pleasant Street for Open, Park and Recreation Purposes
- Article 36 Sawin House Study Committee: Hear Report and Extend Term
- Article 37 Conservation Commission Fund Study Committee: Hear Report, Extend Term and Appropriate Funds

**ARTICLE 1**  
**Appropriate Funds for the Family of Michael McDaniel, Jr.**  
**(Town Administrator)**

To see if the Town will vote to appropriate the sum of \$50,000, in addition to \$100,000 appropriated under Article 1 of the 2014 Spring Annual Town Meeting, said sum to be deposited to a "529 Educational Savings Plan" to be held in the name of The Kathleen McDaniel Educational Trust, Kathleen McDaniel being the widow of Michael McDaniel Jr., long time employee of the Town of Natick Department of Public Works, killed in the line of duty on February 4, 2014, or otherwise act thereon.

**ARTICLE 2**  
**Authorize Board of Selectmen to Accept, Obtain, Abandon or Relocate Utility Easements**  
**(Board of Selectmen)**

To see if the Town will vote to authorize the Board of Selectmen, during Fiscal Year 2016, to acquire on behalf of the Town any and all easements for any of the following purposes: roads, sidewalks, vehicular and/or pedestrian access or passage, drainage and utilities, provided however that such authorization pertains only to easements acquired at no cost to the Town; and, further, to authorize the Board of Selectmen during Fiscal Year 2016 to abandon or relocate easements acquired for any of the foregoing purposes; or otherwise act thereon.

**ARTICLE 3**  
**Amend Town By-Laws f or Single-Use Plastic Bag Reduction**  
**(Pat Conaway et al)**

To see if the Town will vote to amend the Town of Natick By-Laws to add Article 85 as set forth below:

Add a new Article to the Town of Natick By-Laws, namely Article 85, to reduce the use of single-use plastic carry out bags at business checkouts as follows:

**"ARTICLE 85**  
**PLASTIC BAG REDUCTION**

**Section 1 Definitions**

The following words shall, unless the context clearly requires otherwise, have the following meanings:

"ASTM D6400", the American Society for Testing and Materials (ASTM) International "Standard Specification for Compostable Plastics."

"ASTM D7081", ASTM International "Standard Specification for Biodegradable Plastics in the Marine Environment."

“Board”, the Natick Board of Health.

“Chairman”, the Chairman of the Board of Health or his/her designee.

“Checkout bag”, a carryout bag provided by a store to a customer at the point of sale. Checkout bags shall not include bags, whether plastic or not, in which loose produce or products are placed by the consumer to deliver such items to the point of sale or check out area of the store.

“Compostable plastic bag”, a plastic bag that (1) conforms to the current ASTM D6400 for compostability; (2) is certified and labeled as meeting the ASTM D6400 standard specification by a recognized verification entity; and (3) conforms to any other standards deemed acceptable by this section.

“Marine degradable plastic bag”, a plastic bag that conforms to the current ASTM D7081 standard specification for marine degradability; and conforms to any other standards deemed acceptable by the Chairman, provided additional, Chairman-approved standards are as stringent as ASTM D7081.

“Reusable check-out bag”, a bag with handles that is specifically designed for multiple reuse and is either (1) made of cloth or other machine washable fabric; or (2) made of durable plastic that is at least 2.25 mils thick; or (3) made of other durable material.

“Retail Establishment”, any retail store that satisfies at least one of the following requirements:

(a) a retail space of 2,500 square feet or larger or at least three (3) locations under the same name within the Town of Natick that total 2,500 square feet or more; or (b) a retail pharmacy with at least two locations under the same ownership within the Town of Natick; (c) a full-line, self-service supermarket that had annual gross sales in excess of \$1,000,000 during the previous tax year, and which sells a line of dry grocery, canned goods or nonfood items and some perishable items; or (d) a food-service establishment including, but not limited to, fast-food establishments that had annual gross sales in excess of \$500,000 during the previous tax year.

## **Section 2 Requirements**

If a retail establishment as defined in Section 1 provides plastic checkout bags to customers, the plastic bags shall comply with the requirements of being compostable plastic bags, as well as marine degradable plastic bags.

- (a) Nothing in this Section shall be read to preclude any establishment from making reusable checkout bags available for sale to customers or utilizing recyclable paper bags at checkout, which are made of at least 40% post consumer recycled paper and no old growth fibers.
- (b) The Chairman may promulgate rules and regulations to implement this Section.

## **Section 3 Penalties and Enforcement**

(a) Each Retail Establishment, as defined in Section 1 above, located in the Town of Natick shall comply with this By-law.

(b) If the Chairman determines that a violation of this By-law has occurred, the Chairman shall act as follows:

(1) Chairman shall issue a warning notice to the Retail Establishment for the initial violation;

(2) Chairman shall issue a notice of violation and shall impose a penalty against the Retail Establishment if an additional violation of this By-law has occurred by the Retail Establishment within one year after the initial warning notice. The penalty for each violation that occurs after the issuance of the Chairman's initial warning notice shall be no more than:

- i. \$50 for the first offense; and
- ii. \$100 for the second offense and all subsequent offenses.

Payment of such fines may be enforced through civil action in the Natick District Court.

(c) No more than one (1) penalty shall be imposed upon a Retail Establishment within a seven (7) calendar day period.

(d) A Retail Establishment shall have fifteen (15) calendar days after the date that a notice of violation is issued to pay the penalty.

#### **Section 4 Effective Date and Waivers**

All of the requirements set forth in this By-law shall take effect July 1, 2016. In the event that compliance with the effective date of this By-law is not feasible for a Retail Establishment because of either unavailability of alternative checkout bags or economic hardship, the Chairman may grant a waiver of not more than six (6) months upon application of the owner or the owner's representative. The waiver may be extended for one (1) additional six (6) month period upon showing of continued infeasibility as set forth above."

or otherwise act thereon.

### **ARTICLE 4 Increase Personal Property Exemptions (Board of Assessors)**

To see if the Town will vote to increase the Personal Exemption amounts by 47.5% under the provisions of Chapter 73 of the Acts of 1986 as amended by Chapter 126 of the Acts of 1988 which provides for "Optional Additional Property Tax Exemptions" allowing an annually determined, uniform increase in the amount of exemption in General Laws, Chapter 59 Section 5 Clauses 17D, 22, 22A, 22B, 22C, 22E, 37A, and 41C (elderly person, disabled veteran, or blind person); or otherwise act thereon.

**ARTICLE 5**  
**Home Rule Petition for Means-Tested Senior Property Tax Exemption**  
**(Board of Selectmen)**

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 objections of said petition.

“An Act authorizing the Town of Natick to establish a means tested Senior Citizen property tax exemption.

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. With respect to each qualifying parcel of real property classified as residential in the town of Natick there shall be an exemption from the property tax equal to the total amount of tax that would otherwise be assessed without this exemption less the sum of (i) 10 per cent of the total annual qualifying income for purposes of the states “circuit breaker” income tax credit, and (ii) the amount of the state’s “circuit breaker” credit the applicant was eligible to receive in the year prior to the application being filed. The percentage of total annual qualifying income may be raised by section 3. In no event shall property taxes be reduced by more than 50 per cent by this exemption. The exemption shall be applied to the domicile of the taxpayer only. For the purposes of this act, “parcel” shall be a unit of real property as defined by the assessors under the deed for the property and shall include a condominium unit.

SECTION 2. The board of assessors may deny an application if they find the applicant has excessive assets that place them outside of the intended recipients of the senior exemption created by this act. Real property shall qualify for the exemption under section 1 if all of the following criteria are met:

- (a) the qualifying real property is owned and occupied by a person whose prior year’s income would make the person eligible for the circuit breaker income tax credit under subsection (k) of section 6 of chapter 62 of the General Laws;
- (b) the qualifying real property is owned by a single applicant age 65 or older at the close of the previous year or jointly by persons either of whom is age 65 or above at the close of the previous year and if the joint applicant is 60 years of age or older;
- (c) the qualifying real property is owned and occupied by the applicant or joint applicants as their domicile;
- (d) the applicant or at least 1 of the joint applicants has been domiciled in the town of Natick for at least 10 consecutive years before filing an application for the exemption;
- (e) the maximum assessed value of the domicile is no greater than the prior year’s average assessed value of a Natick single family residence plus 10 per cent; and
- (f) the board of assessors has approved the application.

SECTION 3. The exemption under section 1 shall be in addition to any other exemption allowable under the General Laws, except that there shall be a dollar cap on all the exemptions granted by this act equal to .5 per cent of the fiscal year's total residential property tax levy for the town of Natick with the total exemption amount granted by this act allocated proportionally within the tax levy on all residential taxpayers. After the first year of such exemption, the total cap on the exemptions granted by this act shall be set annually by the board of selectmen within a range of .5 to 1 per cent of the residential property tax levy for the town of Natick. In the event that benefits to the applicants may be limited because the percentage established annually by the selectmen would otherwise be exceeded, the benefits shall be allocated by raising the total annual qualifying income percentage as required in section 1 as necessary to not exceed the cap. In the event the cap exceeds the need for the exemption, the total cap on the exemptions granted by this act shall be reduced to meet the need.

SECTION 4. A person who seeks to qualify for the exemption under section 1 shall, before the deadline established by the board of assessors, file an application, on a form to be adopted by the board of assessors, with the supporting documentation of the applicant's income and assets as described in the application. The application shall be filed each year for which the applicant seeks the exemption.

SECTION 5. Acceptance of this act by the town of Natick shall be 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 4, inclusive, and sections 7 and 8 shall take effect 30 days after an affirmative vote by the town.

SECTION 6. This act may be revoked by an affirmative vote of a majority of the voters at any regular or special town election at which the question of revocation is placed on the ballot. Revocation of sections 1 to 4, inclusive, and sections 7 and 8 shall take effect 30 days after an affirmative vote by the town.

SECTION 7. No exemption shall be granted under this act until the Department of Revenue certifies a residential tax rate for the applicable tax year where the total exemption amount is raised by a burden shift within the residential tax levy.

SECTION 8. This act shall expire after 3 years of implementation of the exemption unless extended by the Legislature for an additional term of no less than 3 years."

Or otherwise act thereon.

## **ARTICLE 6**

### **Home Rule Petition to Allow Lease of Former Middlesex Avenue Parking Garage Site (Board of Selectmen)**

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, including without limitation all or part of the parcels described below and parcels which adjoin such parcels, and subject to clarification of the addresses and parcels referenced, and 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 town of Natick to lease certain town-owned property.

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

SECTION 1. Notwithstanding section 3 of chapter 40 of the General Laws or any other general or special law to the contrary, the board of selectmen of the town of Natick may issue a request for proposals to lease for a term not to exceed 99 years, including any extension or renewal terms, the town owned property described as a municipal parking lot and which is now or formerly the site of the Middlesex Avenue parking garage, including all or part of the following parcels: 20 Middlesex Avenue (Natick Assessors’ Map 43, Parcels 387 and 388A), 33 Summer Street (Natick Assessors’ Map 43, Parcels 388B and 388C), 42 Middlesex Avenue (Natick Assessors’ Map 43, Parcel 388D), and those portions of a town layout on Assessors Map 43 abutting parcels 43-388B, 43-388C and 43-388D which lie within the town owned property described as a municipal parking lot that is now or formerly the site of the Middlesex Avenue parking garage, for the construction, operation and management of a facility which would provide residential, commercial or institutional use, or a combination of those uses consistent with the town’s goals for Natick center, and which shall provide public parking, or for providing public parking as a principal use on some or all of said property. The board of selectmen may then enter into a lease for the property for a term not to exceed 99 years, including any extension or renewal terms. Any lease entered into pursuant to this act shall be subject to paragraphs (a), (b) and (g) of section 16 of chapter 30B of the General Laws.

SECTION 2. Chapter 167 of the Acts of 2012 is hereby repealed.

SECTION 3. This act shall take effect upon its passage.”

Or otherwise act thereon

**ARTICLE 7**  
**Home Rule Petition to Allow Lease of South Avenue Parking Lot Site**  
**(Board of Selectmen)**

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, including without limitation all or part of the parcels described below and parcels which adjoin such parcels, and subject to clarification of the addresses and parcels referenced, and 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 town of Natick to lease certain town-owned property.

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

SECTION 1. Notwithstanding section 3 of chapter 40 of the General Laws or any other general or special law to the contrary, the board of selectmen of the town of Natick may issue a request for proposals to lease for a term not to exceed 99 years, including any extension or renewal terms, the town owned property described as a municipal parking lot and which is now or formerly the site of the South Avenue parking lot, including all or part of the following parcels: 5 Clarendon Street (Natick Assessors' Map 44, Parcel 359), 7 Clarendon Street (Natick Assessors' Map 44, Parcel 360), 32 East Central Street (Natick Assessors' Map 44, Parcel 356A), 18 Hayes Street (Natick Assessors' Map 44, Parcel 355), 27 South Avenue (Natick Assessors' Map 44, Parcel 326), 37 1/2 South Avenue (Natick Assessors' Map 44, Parcel 327), 39 South Avenue (Natick Assessors' Map 44, Parcels 328 and 329), and 53 South Avenue (Natick Assessors' Map 44, Parcel 330), for the construction, operation and management of a facility which would provide residential, commercial or institutional use, or a combination of those uses consistent with the town's goals for Natick center, and which shall provide public parking, or for providing public parking as a principal use on some or all of said property. The board of selectmen may then enter into a lease for the property for a term not to exceed 99 years, including any extension or renewal terms. Any lease entered into pursuant to this act shall be subject to paragraphs (a), (b) and (g) of section 16 of chapter 30B of the General Laws.

SECTION 2. Chapter 166 of the Acts of 2012 is hereby repealed.

SECTION 3. This act shall take effect upon its passage"

Or otherwise act thereon.

**ARTICLE 8**  
**Amend Town By-Laws: Article 21**  
**(Town Administrator)**

To see if the Town will vote to amend Article 21 of the Town By-Laws as follows.

1. In the Article title, and in all instances throughout the Article, change all references to "Community Development Director" to "Director of Community and Economic Development."
2. In Section 2.2, change reference to "Community Development Department" to "Department of Community and Economic Development";  
or otherwise act thereon.

**ARTICLE 9**  
**Amend Town By-Laws: Change All References to "Community Development**  
**Director" to read "Director of Community and Economic Development "**  
**(Town Administrator)**

To see if the Town will vote to amend the Town By-Laws such that all references to "Community Development Director" are changed to "Director of Community and Economic Development"; or otherwise act thereon.

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

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

**ARTICLE 11**  
**Fiscal 2015 Omnibus Budget Article**  
**(Town Administrator)**

To determine what sum or sums of money the Town will appropriate and raise, or transfer from available funds, for the operation of the government of the Town of Natick, including debt and interest, during Fiscal Year 2015 (July 1, 2014 through June 30, 2015) and to provide for a reserve fund for Fiscal Year 2015, and to see what budgets for Fiscal 2015 will be reduced to offset said additional appropriations; or otherwise act thereon.

**ARTICLE 12**  
**Elected Officials Salary**  
**(Town Administrator)**

To see if the Town will vote to fix the salary and compensation of all elected officers of the Town of Natick for Fiscal Year 2016 (July 1, 2015 through June 30, 2016) as provided by Section 108 of Chapter 41 of the General Laws, as amended; or otherwise act thereon.

**ARTICLE 13**  
**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 the by-laws by adding to Article 24, Section 3, a new paragraph deleting certain position titles, adding new position titles and effecting changes in the salary ranges as presently established; or otherwise act thereon.

**ARTICLE 14**  
**Collective Bargaining**  
**(Town Administrator)**

To see if the Town will vote to raise and appropriate, or otherwise provide, the funds necessary to implement the Terms of Agreements reached between the Town and the following collective bargaining units:

- a) Public Employees Local Union 1116 of the Laborers International Union of North America - Clerical unit

- b) Public Employees Local Union 1116 of the Laborers International Union of North America - Public Works Laborers unit
- c) Public Employees Local Union 1116 of the Laborers International Union of North America - Library employees
- d) Supervisors and Administrators Association
- e) The Natick Patrol Officers Association
- f) New England Police Benevolent Association, AFL-CIO, Local 182
- g) Service Employees International Union Local 888, Dispatch
- h) Local 1707 International Association of Firefighters
- i) The Deputy Fire Chiefs Association
- j) Maintenance and Custodians Local #1116

Or otherwise act thereon.

**ARTICLE 15**  
**Fiscal 2016 Omnibus Budget Article**  
**(Town Administrator)**

To determine what sum of money the Town will appropriate and raise, or transfer from available funds, for the operation of the government of the Town of Natick, including debt and interest during Fiscal Year 2016 (July 1, 2015 to June 30, 2016), and to provide for a reserve fund for Fiscal Year 2016; or otherwise act thereon.

**ARTICLE 16**  
**Morse Institute Library Fiscal 2016 Budget**  
**(Town Administrator)**

To see what sum of money the Town will vote to raise and appropriate, or otherwise provide, for the maintenance and operation of the Morse Institute Library, for Fiscal Year 2016 (July 1, 2015 through June 30, 2016); or otherwise act thereon.

**ARTICLE 17**  
**Bacon Free Library Fiscal 2016 Budget**  
**(Town Administrator)**

To see what sum of money the Town will vote to raise and appropriate, or otherwise provide, for the maintenance and operation of the Bacon Free Library, for Fiscal Year 2016 (July 1, 2015 through June 30, 2016); or otherwise act thereon.

**ARTICLE 18**  
**School Bus Transportation Subsidy**  
**(Superintendent of Schools)**

To see if the Town will vote to appropriate and raise, or transfer from available funds, a sum of money for the purpose of operation and administration of the school bus transportation system, and to reduce or offset fees charged for students who elect to use the school bus transportation system for transportation to and from school, for Fiscal

Year 2016 (July 1, 2015 through June 30, 2016); or otherwise act thereon.

**ARTICLE 19**  
**Establish Revolving Fund: Pay for Performance Program**  
**(Town Administrator)**

To see if the Town will vote, pursuant to Chapter 44, Section 53E1/2 of the Massachusetts General Laws, to establish a Pay for Performance Revolving Fund in order to utilize monies received through the Town's Pay for Performance energy rewards program to fund future energy conservation and renewable energy projects; to authorize the Sustainability Coordinator, under the supervision of the Town Administrator, to expend money from such revolving fund; and to limit the total amount which may be expended from such fund up to and including \$25,000 during the fiscal year beginning July 1, 2015; or take other action relative thereto.

**ARTICLE 20**  
**Re-authorization of Revolving Funds**  
**(Town Administrator)**

To see if the Town will vote to authorize the use of revolving funds previously established pursuant to votes of Town Meeting; to determine: 1) the programs and purposes for which each such revolving fund may be expended; 2) the departmental receipts which shall be credited to each such revolving fund; 3) the board, department or officer authorized to expend money from each such revolving fund; and 4) a limit on the total amount which may be expended from each such revolving fund in the fiscal year which begins on July 1, 2015; or otherwise act thereon.

**ARTICLE 21**  
**Capital Equipment**  
**(Town Administrator)**

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

**ARTICLE 22**  
**Capital Improvement**  
**(Town Administrator)**

To see if the Town will vote to appropriate and raise, or otherwise provide, a sum of money to implement a Capital Improvement Program, to protect the physical infrastructure of the Town of Natick; to determine whether this appropriation shall be raised by borrowing or otherwise; or otherwise act thereon.

**ARTICLE 23**  
**Street Acceptance: Cider Mill Lane**  
**(Town Administrator)**

To see if the Town will vote to accept Cider Mill Lane as a public way, and any appurtenant easements thereto, as laid out by the Board of Selectmen and as shown on a plan or plans, a copy of which is on file in the office of the Town Clerk; 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 Cider Mill Lane, and any appurtenant drainage, utility or other easements related to said Cider Mill Lane, 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; or otherwise act thereon.

**ARTICLE 24**  
**Amend By-Law Article 3: Enable Electronic Voting by Town Meeting**  
**(Electronic Voting Study Committee)**

To see whether the Town will vote to amend Article 3 of the Town of Natick By-Laws for the purpose of authorizing the use of electronic voting technology by Town Meeting; or otherwise act thereon.

**ARTICLE 25**  
**Appropriate Funds to Acquire Electronic Voting Technology for**  
**Town Meeting**  
**(Electronic Voting Study Committee)**

To see what sum of money the Town will vote to appropriate for the purpose of acquiring electronic voting technology and/or services for use by Town Meeting; to determine how said appropriation shall be raised, whether by transfer from available funds, borrowing, or otherwise; or otherwise act thereon.

**ARTICLE 26**  
**Extend the Term of the Electronic Voting Study Committee**  
**(Electronic Voting Study Committee)**

To see whether the Town will vote to extend the term of the Electronic Voting Study Committee; or otherwise act thereon.

**ARTICLE 27**  
**Amend Zoning By-Laws: Consolidate Special Permit Granting Authority**  
**(Planning Board)**

To see if the Town will vote to amend the Zoning Bylaws to consistently use the description of Special Permit Granting Authority, or otherwise act thereon.

**ARTICLE 28**  
**Amend Zoning By-Laws: Ancillary Outlet**  
**(Planning Board)**

To see what actions the Town will vote to amend the Zoning Bylaws 1) to define and add a new use of "Ancillary Outlet," 2) to determine the size of such use, 3) to determine the location of zones or portions of zones wherein such Ancillary Outlets may occur, 4) to provide for buffers or restrictions on such use in relation to residential uses, 5) to modify Use 39 Light Manufacturing to include the commercial production of food products, 6) to specify the Special Permit Granting Authority and/or 7) to specify the requirements for, or applicability of, special permit/site plan review process for such Ancillary Outlets, or for combinations of uses on the Use Regulation Schedule possibly, but not necessarily consisting of, the changes listed below; or otherwise act thereon.

**ARTICLE 29**  
**Amend Zoning By-Laws: Uses and Dimensions of Parks and Open Space**  
**(Planning Board)**

To see if the Town will vote to amend the Zoning Bylaws to clarify the definition and permitting of Parks, Trails, and Open Space Public Benefit Amenities; or otherwise act thereon.

**ARTICLE 30**  
**Moratorium on Development of Multi-Family Dwellings**  
**(Mary A. Brown, et al )**

To see if the town will vote to impose a moratorium on the development and erection of multi-family residential dwellings within the Town of Natick for a period not to exceed two years from the date of approval of this warrant article by the State Attorney General. Multi-family residential dwellings shall be as defined in the Town of Natick Zoning By-laws, i.e. included but not limited to apartment buildings, garden-type apartment houses, boarding houses/tourist homes/lodging houses, central type apartment houses, two family dwellings, multi-family dwellings, health care or retirement facilities, boarding houses, lodging houses, row houses, town houses and tenement houses. Said development moratorium shall extend to all use districts within the Town of Natick as enumerated and defined in the Town of Natick Zoning By-laws, wherever said use districts shall be located within the town.

**ARTICLE 31**  
**Moratorium on Changes to Use Districts and Use Regulations**  
**(John Ciccariello et al.)**

To see what actions the Town or Town Meeting will take to place up to a two year moratorium relative to Zoning By-Laws of the Town of Natick Section II Use Districts and Section IIIA Use Regulations.

Purpose of the Article

The moratorium will prohibit any changes from one district to another district as defined in Section II Use Districts, Section II-A Types of Districts and any changes from one use

to another use as defined in Section III-A Use Regulations, III-A.1 Permitted Uses In Districts (Zones as set out in Section II-A & B) subparagraph a & b and the Use Regulations Schedule.

### **ARTICLE 32**

#### **22 Pleasant Street Rezoning Classification Study Committee : Hear Report and Recommendations**

##### **(22 Pleasant Street Rezoning Classification Study Committee)**

To see what action the Town will take to hear and/or to accept the report and recommendations of the 22 Pleasant Street Zoning Classification Study Committee created under Article 40 of Spring 2014 Town Meeting, or otherwise act thereon.

### **ARTICLE 33**

#### **Amend Zoning By-Law to Create Assisted Living Option Overlay District**

##### **(22 Pleasant Street Rezoning Classification Study Committee)**

To see what action(s) the town will take to amend the Zoning By Law to create an Assisted Living Option Overlay District (ALoop) and to designate 22 Pleasant Street in South Natick (also identified as real estate tax parcel or Lot 44 on Map 64 of the Town Assessor) as an ALoop District including but not limited to:

- 1) specifying the purpose and objective of such ALoop
- 2) creating new or modifying existing definitions for this purpose whether within an ALoop section of or elsewhere in the zoning bylaw
- 3) setting any and all dimensional and intensity regulations for this ALoop including without limitation:
  - a) height including "sky plane" or stepped back height restrictions,
  - b) any and all setbacks,
  - c) lot frontage,
  - d) lot depth,
  - e) number of units,
  - f) type and size of units,
  - g) number of residents,
  - h) minimum or maximum parking requirements,
  - i) open space,
  - j) lot coverage,
  - k) building coverage,

l) Floor Area Ratio (FAR),

m) Landscape Surface Ratio (LSR),

n) lot area, etc.

4) specifying whether such ALOOP requires a Special Permit, what the Special Permit and/or Site Plan Review process might consist of or require and who the Special Permit Granting Authority would be

5) specifying whether or not and to what extent and on which dimensional or intensity or regulations and under what conditions the Special Permit Granting Authority might waive or modify such regulations

6) using existing provisions and/ or text of the Assisted Living Residences section of the Zoning By Law or make amendments thereto or creating provisions and/or text unique to the ALOOP whether in whole or in part

7) establishing requirements for:

a) screening and/or buffering of structures, site improvements, parking and or the site from adjacent and surrounding residences and land uses,

b) orientation, location and/or screening of loading docks, dumpsters, service and main entrances,

c) residual uses including residual use regulation, restriction and or bonding for removal upon cessation of Assisted Living use,

d) which underlying zones of 22 Pleasant St. may be used in the ALOOP including extent to which requirements of underlying zones will apply unless specifically modified in the ALOOP,

e) design and/or design review standards

f) ability or prohibition to place mechanical, vent or other structures on rooftops

g) any or all activities to be conducted in such a manner that noise, smoke, dust, odor, vibration, waste disposal or other objectionable features are confined to the premises, buildings or structures

h) any and all matters currently included and/or addressed in "Section V - Special Requirements" section of the existing Town of Natick Zoning By Law whether such matters are i) specifically and/or differently addressed in the ALOOP, ii) modified for the ALOOP within said Section V, or iii) applied to the ALOOP as set forth in said Section V

i) height, elevation and/or orientation of windows and other building features in relation to neighboring properties and/or

j) other neighborhood and abutter protections

8) specifying requirements for the applicability of the Aquifer Protection District to the ALOOP and/or changing the applicability of the Aquifer Protection District to residential projects in the RG and zones including modifying use variance language therein

And taking any other action consistent with the creation of this ALOOP or otherwise act thereon.

**ARTICLE 34**  
**Acquisition of Easement Over 22 Pleasant Street**  
**(Board of Selectmen)**

To see if the Town will vote to authorize the Board of Selectmen to acquire by purchase, taking by eminent domain or otherwise an easement for vehicular, non-motorized conveyance, and pedestrian access over the property at 22 Pleasant Street, Natick, owned now or formerly by James M. Knott, (the subject property) between Pleasant Street and the Town-owned property which abuts the subject property to the north; to determine the location of said easement; and to see what sum of money the Town will vote to appropriate and/or raise a from tax levy, free cash, other sources, or authorize borrowing for the purposes of this article; or otherwise act thereon.

**ARTICLE 35**  
**Acquire Property Located at 22 Pleasant Street for Open, Park and Recreation**  
**Purposes**  
**(John Ciccariello et al.)**

To see what actions the Town or Town Meeting will take to determine, appropriate, and/or raise a sum of money from tax levy, free cash, other sources, or authorize borrowing to acquire the property known as 22 Pleasant Street and all property interests and any expenses related thereto, said property being shown as Parcel 44 on Town of Natick Assessors' Map No. 64 containing 4.1 acres adjacent to the Hunnewell Baseball Fields; and to determine any and all conditions under which the property is to be acquired, and if it is to be acquired by the Town, only when free from contamination, and to authorize the Selectmen or other Town committee to contract now for the purchase of the property and all property interests after such conditions are met. Also, to see what actions the Town or Town Meeting will take to dedicate the use of the property for recreation, open space, other Town purposes, e.g., relocation of the Memorial School ball fields, or a strategic combination with the adjacent Hunnewell Baseball Fields and other recreation land across Pleasant Street to the west, or to reactivate the canal for canoeing or boating purposes, or any and all uses the Town or Town Meeting may deem appropriate, or take any other action relative thereto.

**PURPOSE OF ARTICLE:**

The purpose of this Article is to acquire 22 Pleasant Street for park, recreation, open space, or other Town purposes.

**ARTICLE 36**  
**Sawin House Study Committee: Hear Report and Extend Term**  
**(Sawin House Study Committee )**

To see what action the Town will take

- a) To hear and accept the report and recommendation of the Sawin House Study Committee created under Article 15 of Fall 2014 Town Meeting and/or
  - b) To extend the term of said committee,
- Or otherwise act thereon.

**ARTICLE 37**  
**Conservation Commission Fund Study Committee: Hear Report, Extend Term and**  
**Appropriate Funds**  
**(Conservation Commission Fund Study Committee)**

To see what action the Town will take

- a) to hear and accept the report and recommendations of the Conservation Commission Fund Study Committee created under Article 20 of Fall 2014 Town Meeting and/or
- b) to extend the term of said committee and/or
- c) to determine and to appropriate a sum of money for the study purposes of the committee including but not limited to retention of outside professionals as appropriate

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, to wit: Precinct 1; Reliable Cleaners, 214 West Central Street; Precinct 2, Cole Recreation Center, 179 Boden Lane; Precinct 3, Kennedy Middle School, Mill St.; Precinct 4, TCAN, Summer Street; Precinct 5, Wilson Middle School, Rutledge Road; Precinct 6, East Natick Fire Station, 2 Rhode Island Avenue; Precinct 7, Lilja Elementary School, 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 St.

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 April 14, 2015; also by causing the titles of the articles on the Warrant for the 2015 Spring 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 Friday, February 20, 2015.

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 17th day of February, 2015.

ss/Joshua Ostroff  
JOSHUA OSTROFF  
Chairman

ss/Charles M. Hughes  
CHARLES M. HUGHES  
Vice Chair

ss/Nicholas S. Mabardy  
NICHOLAS S. MABARDY  
Clerk

ss/Richard Jennett Jr.  
RICHARD JENNETT JR.

ss/John J. Connolly  
JOHN J. CONNOLLY

**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.-8:00 p.m. on Thursday and 8:00 p.m.-12:30 p.m. Friday; the Warrant may also be accessed from the Town web site [www.natickma.gov](http://www.natickma.gov).