



TOWN ADMINISTRATION

administration@natickma.org ♦ (508) 647-6410
13 East Central St. Natick, MA 01760 ♦ www.natickma.gov

February 4th, 2026

BOARD/COMMITTEE REPORTS (6) – To inform Johnson Future Use Project

GOAL: Understand [1] needs & [2] opportunities at the Johnson property, as deemed by select Town boards/committees (inline with the respective board/committee charge)

SOURCES:

- Individual, raw reports (5 reports, 1 email) – [GDrive](#)
- AI summary to aggregate & synthesize reports – [ChatGPT](#)

KEY:

macro opportunity
need additional info

OVERALL THEMES:

- #1** - Critical needs: Town-wide facility planning & maintain existing fields
 - #2** - Large number of mentions to: preserve open space, preserve tree canopy, and maintain/reduce building footprint
-

1. School Committee

- a. High School overcrowding is a known challenge
- b. Town-wide preschool consolidation is a near-term need
- c. Athletic field demand should be integrated into Johnson planning
 - Additionally, two time-sensitive actions noted: (i) ADA compliance cost estimate and (ii) incorporate high school facilities evaluation

2. Recreation & Parks Commission

- a. Cole Center is functionally obsolete
- b. Need for a modern community recreation facility
- c. Preserve existing Johnson site amenities (e.g. fields)
- d. Town-wide documented shortage of field space
- e. RECC: Feasibility Study (Johnson+Cole) aimed at: preserving field space and determining the best location for a community center and Rec and Parks Dept

3. Net Zero Committee

- a. MACRO: Establish an Integrated Building Policy for redevelopment and new construction for all public properties/buildings

- b. NZ Considerations tied to the Johnson decision:
 - i. Transportation & walkability (e.g. retain/prioritize these location-based benefits)
 - ii. Natural resources (e.g. tree canopy, favor building reuse)
 - iii. “Zero Over Time” – energy use & embodied carbon (ie. apply decarbonization principles)

4. Open Space Advisory Committee

- a. Preserve forested area and outdoor recreation facilities
- b. Strongly supports maintaining or increasing open space
- c. Recommends [1] no increase in bldg footprint and [2] parking/pavement reduction
- d. Also, OSAC states preference for maintaining natural open space, while noting that if additional recreation space is desired (e.g. more fields) – it creates some friction (natural v. development)

5. Conservation Commission

- a. Highlights Johnson property’s location inside an urban heat island zone
- b. Site has significant flooding and runoff constraints
- c. Additional considerations: reduce/maintain impervious surface area, do not expand beyond existing building footprint. expand/maintain tree canopy, no sale of any portion for development, nature-based stormwater solutions, enhance open space with native plantings, gardens, etc.

6. Council on Aging

- a. Develop a multigenerational space, with features like: walking paths, community garden, & more

###