

**2016 Special Town Meeting #2  
Fine and Performing Arts Center  
Natick High School  
November 10, 2016  
Third Session**

The Third Session of the 2016 Special Town Meeting #2 was called back to order at approximately 7:45 PM by the Town Moderator, Frank W. Foss after the dissolution of 2016 Fall Annual Town Meeting. All previously accepted rules are still in place.

Special Town Meeting #2 began with consideration of Article 4.

**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.

**Finance Committee Recommendation**

After considering several motions at the Finance Committee meeting on October 13, 2016, the Finance Committee has no recommendation with regard to the subject matter of Article 4.

**Motion (requires majority vote)**

Moved by Mr. Sidney, seconded by Ms. Collins to indefinitely postpone consideration of the subject matter of Article 4. Moved by Mr. Jennett, seconded by Mr. Meyer to refer the subject matter of Article 4 to the Planning Board.

Debate on both motions took place concurrently. The Moderator announced that Town Meeting would vote referral first. *The motion to refer the subject matter of Article 4 passed (72-19-2).*

**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.

**Finance Committee Recommendation**

By a vote of 11-0-0 on October 13, 2016, the Finance Committee recommends *No Action* with regard to the subject matter of Article 5.

**Motion (requires majority vote)**

Moved by Mr. Evans, seconded by Mr. Griesmer to take no action regarding the subject matter of Article 5.

*The motion to take no action passed by majority vote (by hand count).*

**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.

**Finance Committee Recommendation**

By a vote of 9-0-0 on October 6, 2016, the Finance Committee recommends *Favorable Action* with regard to the subject matter of Article 6.

**MOTION: (Requires Majority Vote)**

Moved by Mr. Evans seconded by Mr. Griesmer that the Town vote to appropriate from insurance proceeds, the sum of one hundred eighty-seven thousand one hundred ninety-three dollars and eighty-two cents (\$187,193.82) 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, 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.

Mr. Jennett, seconded by Ms. Salamoff to amend the main motion by inserting the phrase “to be spent under the direction of the Board of Selectmen” after the parenthetical dollar amount in line 3. The Moderator, requested that without objection the word “Road” be changed to “Street”.

*The amendment passed by majority vote (by hand count). The amended main motion passed by majority vote (90-1-0).*

**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.

**Finance Committee Recommendation**

By a vote of 8-0-0 on October 17, 2016, the Finance Committee recommends *Favorable Action* with regard to the subject matter of Article 7.

**Motion: (Requires two thirds vote)**

Moved by Mr. Evans, seconded by Mr. Griesmer that the Town vote to amend the Zoning By-laws follows:

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

“Industrial I (In-I)

Industrial II (In-II)”

And

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

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

*The main motion under Article 7 passed by a two-thirds vote (89-1-2).*

**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.

**Finance Committee Recommendation**

By a vote of 8-0-0 on October 17, 2016, the Finance Committee recommends *Indefinite Postponement* with regard to the subject matter of Article 8.

**Motion: (Requires majority vote)**

Moved by Mr. Evans, seconded by Mr. Griesmer that the Town vote to Postpone Indefinitely the subject matter of Article 8.

*The motion to indefinitely postpone consideration of the subject matter of Article 8 passed by majority vote (82-10-1.)*

**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.

**Finance Committee Recommendation**

By a vote of 9-0-0 on October 6, 2016, the Finance Committee recommends *Favorable Action* with regard to the subject matter of Article 11.

**Motion: (Requires two thirds vote)**

Moved by Mr. Evans, seconded by Mr. Griesmer that the Town vote to amend the Zoning Bylaws as follows:

-In Section 200 Definitions, add a new definition:

“Elderly Family Residences: 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.

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

In the first sentence, following “In the RC district, hotels, motels, assisted living facilities” insert the words “, Elderly Family Residences\*” so that the first sentence of the section would begin “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.”

Ms. Collins moved, seconded by Mr. Munnich to amend the main motion by replacing the word “for” in the first line of the definitions with the words “intended for, and solely occupied by,”

*The amendment to the main motion passed unanimously (by hand count).* Ms. Collins spoke to Articles 9, 10 and 11 at the same time. Mr. Jennett moved, seconded by Mr. Griesmer to amend the amended motion by removing the following “including co-head). Mr. Jennett withdrew his amendment and Mr. Griesmer accepted the withdrawal. The Moderator announced that without objection the amendment was withdrawn and there was no objection. Mr. Coburn moved, seconded by Mr. Sullivan to refer the subject matter of Article 11 to the Planning Board. Mr. Pierce moved, seconded by Ms. Chinetti to move the question and close debate on this article. *The motion close to debate passed by a two-thirds vote (by hand count). The referral motion failed (9-76-3). The amended main motion passed by a two-thirds vote (83-5-1).*

**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.

**FINANCE COMMITTEE RECOMMENDATION**

By a vote of 9-0-0 on October 6, 2016, the Finance Committee recommends *No Action* with regard to the subject matter of Article 10.

**Motion: (Requires majority vote)**

Moved by Mr. Evans, seconded by Mr. Griesmer that the Town vote to take No Action with regard to the subject matter of Article 10.

*The motion to take no action under Article 10 passed by majority vote (by hand count).*

**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.

**Finance Committee Recommendation**

By a vote of 9-0-0 on October 6, 2016, the Finance Committee recommends *Favorable Action* with regard to the subject matter of Article 9.

**Motion: (Requires two thirds vote)**

Moved by Mr. Evans, seconded by Mr. Griesmer that the Town vote to amend the Zoning Bylaws as follows:

In Section III – USE REGULATIONS, Section 323.3 Certain Multi-family Residential Uses, delete the words “, and similar multi-family development” in the first sentence so that the sentence 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.”

Moved by Mr. Sidney seconded by Ms. Collins to amend the main motion by deleting all the words from so that the sentence reads: ...through the end of the paragraph.

***The amendment passed by majority vote (by hand count). The amended main motion under Article 9 passed by two-thirds vote (59-25-1).***

At this time the Moderator changed all the people who help with Town Meeting: the Pages, Pegasus, the custodial staff at Natick High School, Ms. Carol Gloff and all the staff who helped the Town Clerk’s office staff during this exceptionally busy election period.

**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.

**Finance Committee Recommendation**

By a vote of 8- 0-1 on October 6, 2016, the Finance Committee recommends *Favorable Action* with regard to the subject matter of Article 12.


**Motion: (Requires majority vote)**

Moved by Mr. Evans, seconded by Mr. Evans that the Town appropriate from free cash the sum of \$5,000 to be expended under the authority of the Bacon Free Library Maintenance Committee to supplement the appropriation of the 2017 Bacon Free Library budget, originally voted by the 2016 Spring Annual Town Meeting under Article 11, for the purchase of books & periodicals.

***The main motion under Article 12 passed by majority vote (84-1-0).***

Mr. Ostroff moved, seconded by Mr. Sidney to dissolve 2016 Special Town Meeting #2. The motion passed unanimously and 2016 Special Town Meeting #2 dissolved at 10:30 PM.

A record of the Third Session of  
2016 Special Town Meeting #2  
November 10, 2016

  
Diane Packer, Town Clerk