



**TOWN OF NATICK
PLANNING BOARD
13 EAST CENTRAL STREET
NATICK, MASSACHUSETTS
01760**

**PLANNING BOARD
2018 SPECIAL TOWN MEETING #1
REPORT TO TOWN MEETING**

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**March 1, 2018**

Please accept this document as the Planning Board Report provided to Town Meeting members for the 2018 Special Town Meeting #1, specifically regarding recommendations for Articles 2, 3, and 4. The Planning Board held public hearings for these Articles, per M.G.L. c.40A s. 5, on February 28, 2018, at which the following recommendations were made:

**Article 2 – Amendments to the Town of Natick Zoning By-Law and Zoning Map**

The Planning Board reviewed Article 2 at its meeting of February 28, 2018, at which the Planning Board voted to recommend **FAVORABLE ACTION** on the subject matter of Article 2. Vote 5-0-0.

*The extension of the HOOP II Overlay District is recommended to encourage a land use (residential) consistent with the surrounding neighborhood, thereby encouraging compatible land uses along and between Rt 27 and the Cochituate Rail Trail.*

**Article 3 – Amend Registered Marijuana Dispensaries Bylaw 323.8**

The Planning Board reviewed Article 2 at its meeting of February 28, 2018, at which the Planning Board voted to recommend **REFERAL TO SPONSOR** on the subject matter of Article 3. Vote 5-0-0.

*The recommended action for Article 3 is provided so as not to constitute an unfavorable action of Town Meeting, recognizing that the contents of this article are part of Article 37 of the 2018 Spring Annual Town Meeting.*

**Article 4 – Amend Zoning By-Law to allow Indoor Amusement or Recreational Use (Use #12 of Use Regulation Table Schedule) in Industrial Zoning Districts by Special Permit**

The Planning Board reviewed Article 2 at its meeting of February 28, 2018, at which the Planning Board voted to recommend **REFERAL TO SPONSOR AND PLANNING BOARD** on the subject matter of Article 4. Vote 5-0-0.

*The recommended action for Article 4 is provided so as not to constitute an unfavorable action of Town Meeting, recognizing that the contents of this article are part of Article 35 of the 2018 Spring Annual Town Meeting. Further, the Planning Board recommends additional analysis be completed on the contents of Article 4 (some of which is already occurring as part of the Natick 2030+ Master Plan process) to ensure such uses are compatible within the current and future vision for the Town's Industrial I Zoning District.*