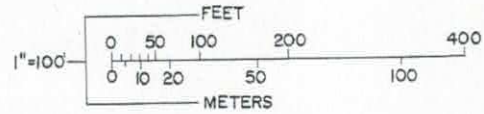
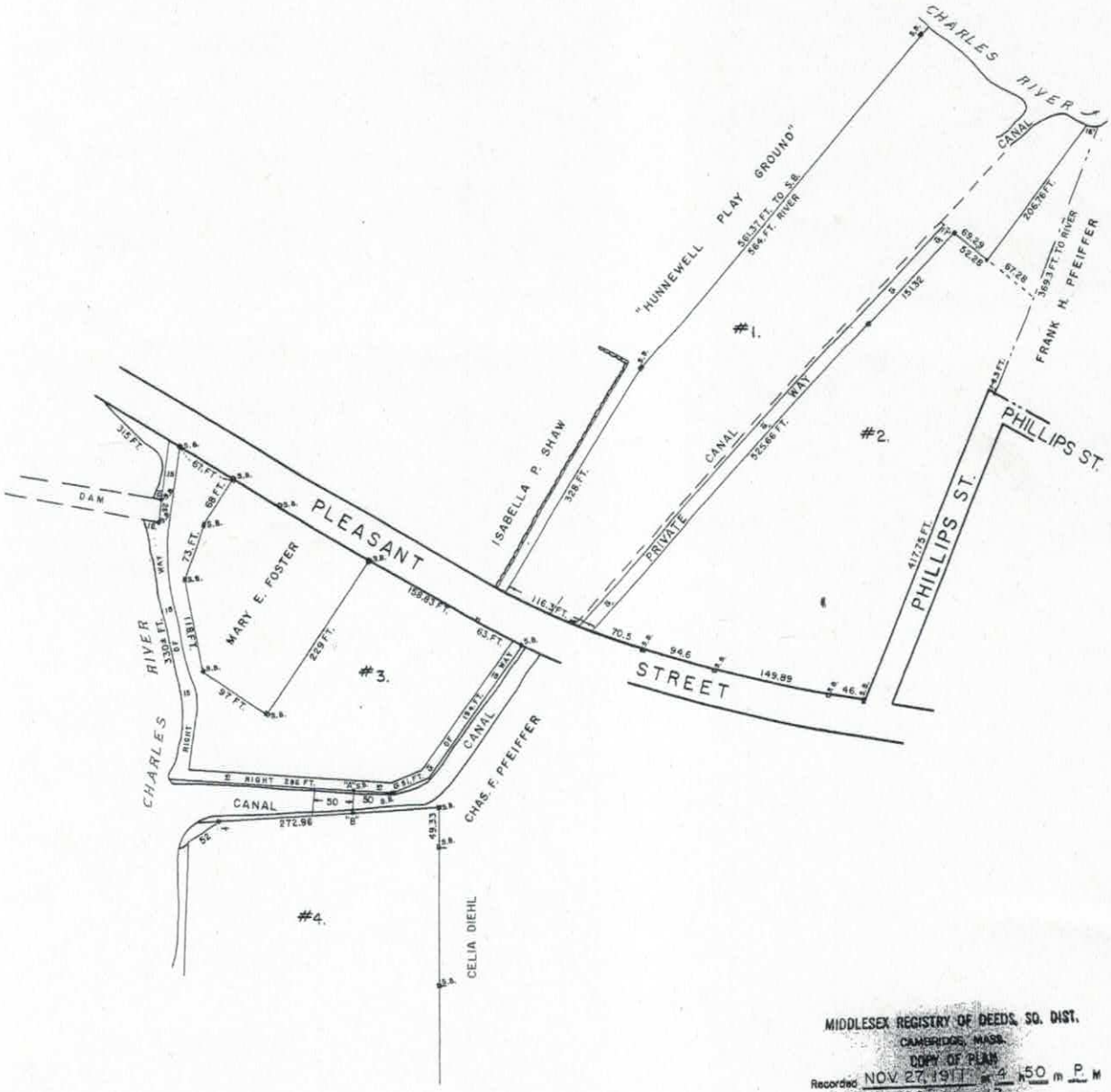
PLAN OF LAND
IN
NATICK, MASS.
OWNED BY
BOSTON BEDDING SUPPLY CO.
SCALE 1 IN.=100 FT. OCT. 1911
W. W. WIGHT AND SON C.E'S.

(ORIGINAL ON FILE)



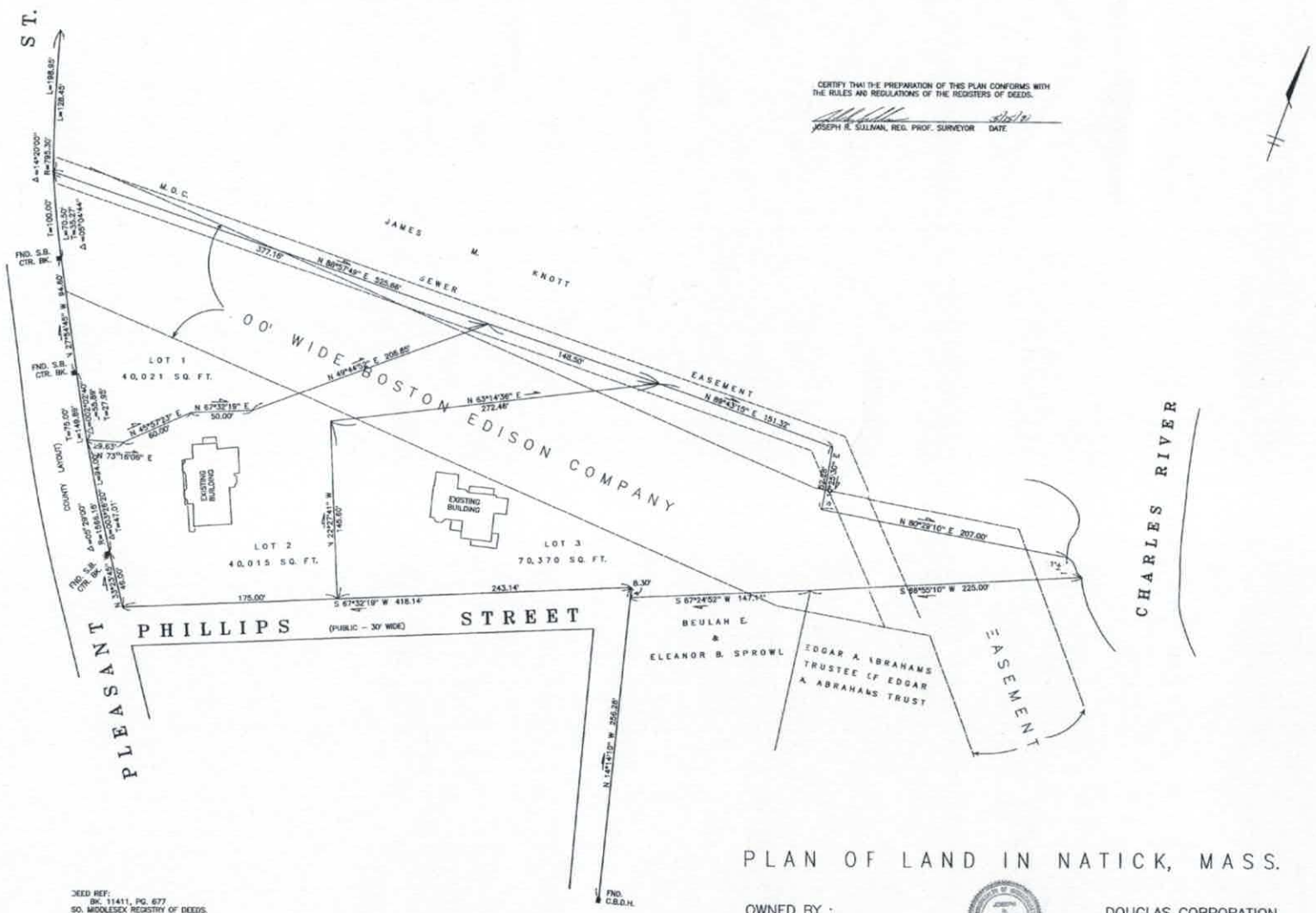


MIDDLESEX REGISTRY OF DEEDS, SO. DIST.
CAMBRIDGE, MASS.
COPY OF PLAN
Recorded NOV. 27, 1911 at 4 h 50 m P. M.
in Plan Book 198 Plan 17
Attest John F. Fitzgerald Register

35,791

CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

JOSEPH R. SULLIVAN, REG. PROF. SURVEYOR DATE



APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED. NATICK PLANNING BOARD.

DATE: July 22, 1991

FOR REGISTRY USE ONLY

Middlesex Registry of Deeds, Southern District
Cambridge, Massachusetts
Plan No. 652 of 19 92
Rec'd 8-11 19 92
at 2 h 05 m Pm Doc No. 517
Rec'd, Bk 22285 Page 156
Attest
Register

DEED REF:
BK. 11411, PG. 677
SO. MIDDLESEX REGISTRY OF DEEDS.

ZONING CLASSIFICATION – RSB
ASSESSORS MAP 64, LOTS 29A & 29B

SCALE
FEET 0 20 40 80
METERS 0 5 10 20

PLAN OF LAND IN NATICK, MASS.

OWNED BY : DOUGLAS CORPORATION

SCALE : 1" = 40' MAY 15, 1991

JOSEPH R. SULLIVAN
REG. PROF. SURVEYOR

SURVEY BY: MacCARTHY & SULLIVAN ENGINEERING, INC.
5 COMMONWEALTH ROAD NATICK, MASS.

35,791

652

REFERENCES

MIDDLESEX COUNTY REGISTRY OF DEEDS

DEEDS:	PLANS:
BOOK 10234, PAGE 225	PLAN 1129 OF 2001
BOOK 9870, PAGE 557	PLAN 561 OF 2002
BOOK 3653, PAGE 473	PLAN 692 OF 1930
	PLAN 727 OF 1969
BOOK 31735, PAGE 249	PLAN 340 OF 1963
BOOK 31438, PAGE 519	PLAN 1753 OF 1955
BOOK 8543, PAGE 183	PLAN BOOK 198, PLAN 17
BOOK 4261, PAGE 82	PLAN BOOK 318, PLAN 43
	PLAN IN RECORD BOOK 2548, PAGE 448
	1899 PLEASANT STREET COUNTY LAYOUT
	1942 PLEASANT STREET COUNTY LAYOUT

ENCROACHMENTS:

A CONCRETE PAD AND DRIVEWAY EXTEND 2.5 FEET OFF LOCUS.

B BIT. CONC. DRIVE EXTENDS 12 FEET OFF LOCUS.

C WALL OF BRIDGE IS .4' ON LOCUS.

EASEMENT LEGEND:

- 2003 MWRA SEWER TAKING
- 1955 MDC SEWER TAKING
- BOSTON EDISON EASEMENT
- 15 FOOT WIDE PRIVATE WAY ON PLAN BOOK 198, PLAN 17

ZONING:

INDUSTRIAL

MINIMUM AREA = 20,000 SQUARE FEET
MINIMUM FRONTAGE = 120 FEET

FRONT YARD = 40 FEET
SIDE YARD = 30 FEET
REAR YARD = 20 FEET
MAXIMUM HEIGHT = 2 STORIES (30 FEET)
MAXIMUM LOT COVERAGE = 35%

RESIDENTIAL–SINGLE B

MINIMUM AREA = 40,000 SQUARE FEET
MINIMUM FRONTAGE = 140 FEET
SETBACKS:
FRONT YARD = 40 FEET
SIDE YARD = 20 FEET
REAR YARD = 40 FEET
MAXIMUM HEIGHT = 2.5 STORIES (35 FEET)
MAXIMUM LOT COVERAGE = 35%

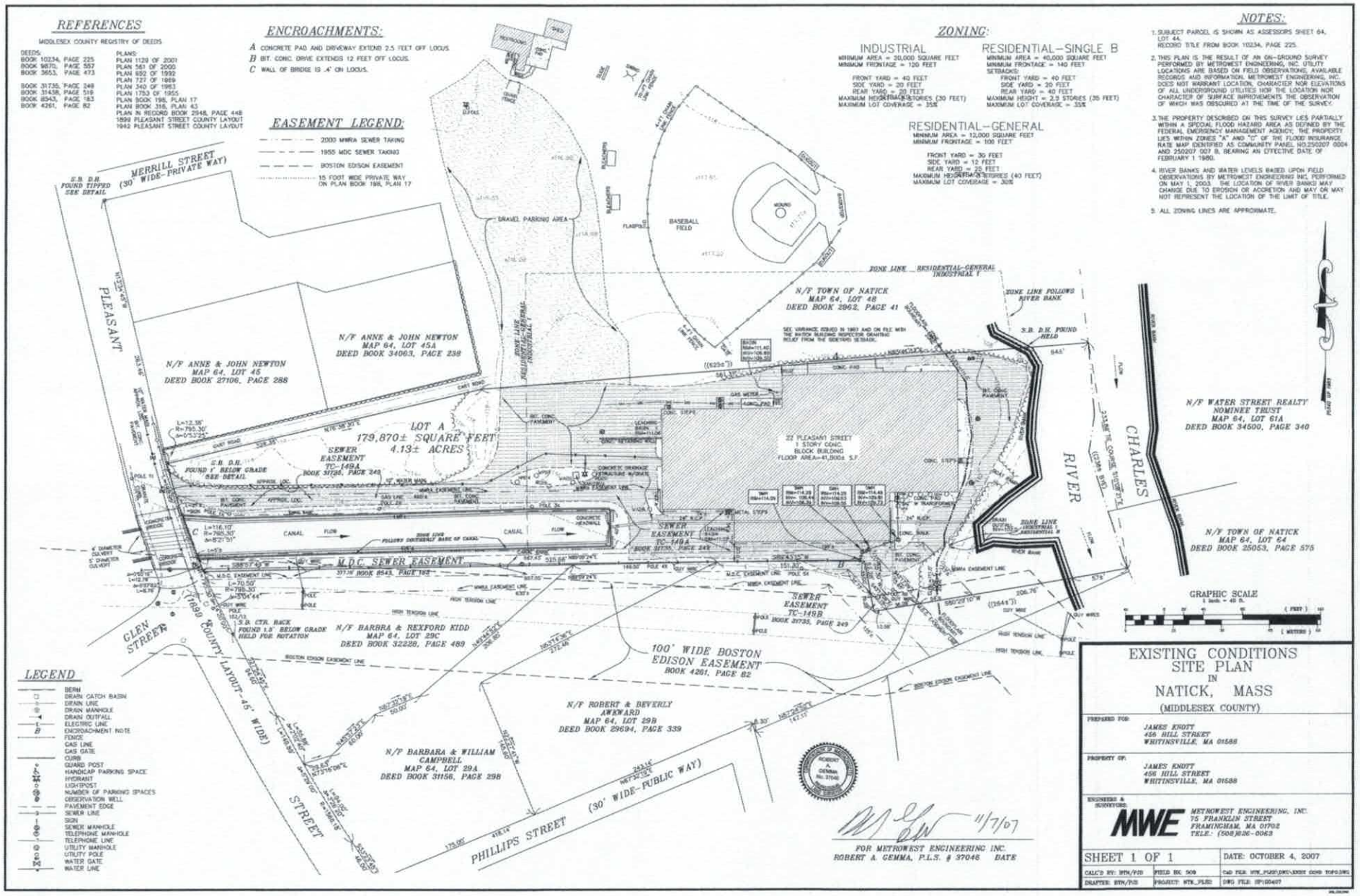
RESIDENTIAL–GENERAL

MINIMUM AREA = 12,000 SQUARE FEET
MINIMUM FRONTAGE = 100 FEET

FRONT YARD = 30 FEET
SIDE YARD = 12 FEET
REAR YARD = 25 FEET
MAXIMUM HEIGHT = 3 STORIES (40 FEET)
MAXIMUM LOT COVERAGE = 30%

NOTES:

1. SUBJECT PARCEL IS SHOWN AS ASSESSORS SHEET 64, LOT 44. RECORD TITLE FROM BOOK 10234, PAGE 225.
2. THIS PLAN IS THE RESULT OF AN ON-GROUND SURVEY PERFORMED BY METROWEST ENGINEERING, INC. UTILITY LOCATIONS ARE BASED ON FIELD OBSERVATIONS, AVAILABLE RECORDS AND INFORMATION. METROWEST ENGINEERING, INC. DOES NOT WARRANT LOCATION, CHARACTER NOR ELEVATIONS OF ALL UNDERGROUND UTILITIES NOR THE LOCATION NOR CHARACTER OF SURFACE IMPROVEMENTS THE OBSERVATION OF WHICH WAS OBSCURED AT THE TIME OF THE SURVEY.
3. THE PROPERTY DESCRIBED ON THIS SURVEY LIES PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONES "A" AND "C" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL H0250207 0004 AND 250207 007 B, BEARING AN EFFECTIVE DATE OF FEBRUARY 1 1980.
4. RIVER BANKS AND WATER LEVELS BASED UPON FIELD OBSERVATIONS BY METROWEST ENGINEERING INC. PERFORMED ON MAY 1, 2003. THE LOCATION OF RIVER BANKS MAY CHANGE DUE TO EROSION OR ACCRETION AND MAY OR MAY NOT REPRESENT THE LOCATION OF THE LIMIT OF TITLE.
5. ALL ZONING LINES ARE APPROXIMATE.



LEGEND

- BERM
- DRAIN CATCH BASIN
- DRAIN LINE
- DRAIN MANHOLE
- DRAIN OUTFALL
- ELECTRIC LINE
- ENCROACHMENT NOTE
- FENCE
- GAS LINE
- GAS GATE
- CURB
- GUARD POST
- HANDICAP PARKING SPACE
- HYDRANT
- LIGHTPOST
- NUMBER OF PARKING SPACES
- OBSERVATION WELL
- PAVEMENT EDGE
- SEWER LINE
- SIGN
- SEWER MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE LINE
- UTILITY MANHOLE
- UTILITY POLE
- WATER GATE
- WATER LINE

11/7/07

FOR METROWEST ENGINEERING INC.
ROBERT A. GEMMA, P.L.S. # 37046 DATE

EXISTING CONDITIONS SITE PLAN IN NATICK, MASS

(MIDDLESEX COUNTY)

PREPARED FOR:
JAMES KNOTT
456 HILL STREET
WHITINSVILLE, MA 01588

PROPERTY OF:
JAMES KNOTT
456 HILL STREET
WHITINSVILLE, MA 01588

ENGINEERS & SURVEYORS:
MWE METROWEST ENGINEERING, INC.
75 FRANKLIN STREET
FRAMINGHAM, MA 01702
TELE.: (508)626-0063

SHEET 1 OF 1	DATE: OCTOBER 4, 2007
CALC'D BY: RTN/PJD	FIELD BK: 509
DRAFTER: RTN/PJD	PROJECT: RTN_PLEP
CAD FILE: RTN_PLEP\DWG\KNOTT COND TOPO.DWG	
DWG FILE: EP100407	

February 24, 2015

Paul Griesmer
22 Pleasant Street Zoning Classification Study Committee
C/o Martha White, Town Administrator
13 East Central Street
Natick, MA 01760

RE: Calculation of areas at 22 Pleasant Street, Natick, MA.

Dear Mr. Griesmer,

Pursuant to your email request dated February 18, 2015 I have calculated the square footage of the three Zoning districts (RG, I, and RSB Districts) covering the property at 22 Pleasant Street, Natick, MA based on different assumptions concerning the location of the RSB Zoning District boundary. I have also calculated the total parcel area and the area covered by the 15' wide private way. I have used our Existing Conditions Site Plan dated October 04, 2007 as a basis for the calculations. A copy of that plan is attached for your convenience. Please note that as per your request, none of the area below the top of bank of the Charles River is included in the square footages reported below.

The total land area of the parcel is 160,879± square feet.

Assuming that the boundary of the RSB Zoning District follows a line through the center of the existing canal from Pleasant Street and is extended to the top of bank of the Charles River the areas of the Zoning Districts within the parcel are as follows:

RG=41,231± square feet,
I=82,878± square feet,
RSB=36,770± square feet.

Assuming that the boundary of the RSB Zoning District follows a line along the southerly bank of the existing canal from Pleasant Street and is extended to the top of bank of the Charles River the areas of the Zoning Districts within the parcel are as follows:

RG=47,963± square feet,
I=92,131± square feet,
RSB=20,785± square feet.

75 Franklin Street • Framingham, MA 01702 • (508) 626-0063 • Fax (508) 875-6440

Assuming that the boundary of the RSB Zoning District follows a line along the northerly bank of the existing canal from Pleasant Street and is extended to the top of bank of the Charles River the areas of the Zoning Districts within the parcel are as follows:

RG=34,239± square feet,
I=73,599± square feet,
RSB=53,041± square feet.

The area within the parcel covered by the 15' wide private way is 10,096± square feet. Please note that this area is included in the total land area of the parcel listed above.

Please feel free to call or email me with any questions you have on these numbers.

Sincerely,

Patrick H. Arnow

Patrick H. Arnow, P.L.S.

MWE
Consulting Civil Engineers and Land Surveyors
MetroWest Engineering, Inc.

April 8, 2015

Paul Griesmer
22 Pleasant Street Zoning Classification Study Committee
C/o Martha White, Town Administrator
13 East Central Street
Natick, MA 01760

RE: Calculation of Net Usable Area at 22 Pleasant Street, Natick, MA.

Dear Mr. Griesmer,

Pursuant to your request I have determined the square footage of the Net Usable Area for the property at 22 Pleasant Street, Natick, MA. Net Usable Area as calculated is the entire area of the parcel exclusive of any area within the 100 year flood zone, as determined by an on-ground survey performed in 2007 of Flood Zone A (elevation 111') as shown on the Flood Insurance Rate Maps identified as Community Panel No. 250207 0004 and 250207 007 B, bearing an effective date of February 1 1980, and exclusive of any area below the top of bank of the Charles River.

The total Net Usable Area of the parcel is 144,120± square feet.

Please feel free to call or email me with any questions you have on these numbers.

Sincerely,

Patrick H. Arnow

Patrick H. Arnow, P.L.S.

75 Franklin Street • Framingham, MA 01702 • (508) 626-0063 • Fax (508) 875-6440

DRAFT Property Address	DRAFT City/Town	Year Built	DRAFT Footprint Sq. Ft.	DRAFT Total Sq. Ft.	DRAFT Assessed Value	Assessed Value Per Adj. Unit	DRAFT Number Stories	DRAFT Roof	DRAFT Number of Units	Number of Units: Adjusted	Land Area in Acres	Adjusted Units Per Acre
1 Whitney Place 721 Worcester St. (See Note 1)	Natick		29,533	114,910	$15,553,000	$122,647	3,4,5	Flat	88	127 Estimated	4.01	31.6
2 Epoch at Waterstone 23-27 Washington St. (See Note 2,3)	Wellesley	2011			$34,000,000	$253,731	3,4	Flat	52	134	5.26	25.5
3 Emeritus at Farm Pond 100 Dr. Harvey Cushing Way	Framingham	1999	24,524	81,184	$30,129,400	$301,294	3		100	100	30.34	3.3
4 Heritage 747 Water St.	Framingham	1995 ?	20,856	62,568 ?	$7,608,000	$77,633	3	Pitched	98	98	6.70	14.6
5 Carmel Terrace 933 Central St.	Framingham	1995	111,666	194,372	$10,347,400	$149,962	1,2	Mostly Flat	69	69	22.99	3.0
6 Avery Crossing 100 West St.	Needham		42,696	128,088 Estimated	$11,998,000	$199,967	3	Flat	60	60	4.30	14.0
7 Avita 880 Greendale Ave.	Needham		49,172	49,172	$8,453,000	$132,078	1		64	64	4.61	13.9
8 Residences at Wingate 235 Gould St. (See Note 2)	Needham	2012	32,157	85,143	$15,835,700	$174,019	3	Hip small	79	91	3.42	26.6
9 Evans Park 430 Centre St.	Newton	2001 Renov.	17,663	88,371	$16,331,400	$142,012	4,6	Flat	115	115	1.18	97.8
10 Scandanavian Living 206 Waltham St.	Newton	1895	6,435 Estimated	12,870	$3,229,700	$80,743	2	Large Hip	40	40	2.87	14.0
11 Falls at Cordingly Dam 2300 Washington St.	Newton	1998 ?	17,945	71,778	$16,893,200	$187,702	4	Flat	90	90	1.69	53.3
12 Sunrise 285 Commonwealth Rd.	Wayland	1997	23,318	45,954	$6,496,300	$110,107	2	Pitched	59	59	13.23	4.5
13 Traditions 10 GreenWay	Wayland	2000	18,582	56,859	$8,210,300	$108,030	2,3	Flat	76	76	11.35	6.7
14 Norumbega Point 99 Norumbega Rd	Weston	1994	47,796 Estimated	95,591	$17,332,200	$186,368	2	Hip	93	93	3.11	29.9
15 Sunrise 135 North Ave.	Weston	1900 ?		14,360	$3,910,200	$134,834			29	29	1.86	15.6
16 Epoch of Weston Note 1 75 Norumbega Rd.	Weston	1971		62,128	$11,332,200	$539,629			21	21	4.25	4.9
17 Golden Pond Note 2 50 West Main St. (See Note 2)	Hopkinton	1991 2013	24,142 ?	76,506	$12,034,500	$104,648	3	Small Pitched	84	115	11.17	10.3
18 Orchard Hill 761 Boston Post Rd.	Sudbury	1999	20,292	40,680	$2,391,500	$53,144	2	Pitched	45	45	10.18	4.4
19 Valey Farm 369 Pond St.	Ashland	2015 U/C		68,000	U/C	U/C			80	80		

Note 1: Also Has Nursing Home Units. Adjustment Needed to Convert Size to Equivalent Assisted Living Units.
Note 2: Contains Independent Living Units. Adjustment Needed to Convert Size to Equivalent Assisted Living Units.
Note 3: Condominium ownership structure for individual independent living, all assisted living and 2 story commercial use in separate building.
Separate commercial building fronts Washington St. , is sq. ft. and is 2 stories. Commercial sq. ft. not included above.

DRAFT DRAFT DRAFT DRAFT DRAFT DRAFT DRAFT DRAFT DRAFT DRAFT DRAFT

DRAFT Property	DRAFT Foot print (Sq. Ft.)	DRAFT Length (in feet)	DRAFT Depth (in feet)	DRAFT Height (in Stories)	DRAFT Height (in feet)	DRAFT Gross Building Area (Sq. Ft.)
St. Patrick's School	12,483	193	58-90	2		20,513
From slab					31-32 est.	
Community Senior Center	30,318	263	60-111	2		39,303
Center (Main Entrance) to top of Roof					32.5	
Gym to Top of Roof					28.33	
Town Hall	10,189	104	102	3		30,567
From Sidewalk to Top of Roof Excluding steeple					49.75	
From Sidewalk to Bottom of Town of Natick sign					32	
Morse Library	19,852	160	166			40,398
Police & Fire	29,726	243	110 -157	2		51,951
From 135, Pol. Dept End to Top of Roof					41.29	
From 135, Fire Dept. End to Top of Roof from sidewalk					44.19	
Wilson Middle School	88,380	408	268	2		134,460
from North (Ballfield) side					28.7	
depending on the section					32.2	
Natick High School	196,134					254,220
From Southern End to Beg. of Gym Wing		395	251	3		
From Southern Center Main Entrance		241				
From Southern End to Center TM Entrance		307				
To Top of Roof (excl Entrance. Peak)					42	
To Granite Line above Natick High School					28	
Clark's Block	16,800	240	70	3		39,145 or 50,400
12 to 30 Main St.	18,132	240.27	75	3 to 4		55,699
8 Washington St.	8,558	170 to 198	42-44	3		23,616
5,7,23 Washington St. plus 17 South Ave.	21,398	220.08	69 - 180	1 to 2		21,398
3 - 11 South Ave.	9,960	156	119	2 to 3		23,280
20 South Ave.	16,000	256	100	3	45	48,000
36 Summer St.	10,474	170	62	3		31,422
63 Washington Ave.	18,883	327	54-89	2		22,865
Town Common	72,175	311.5	298.6	N/A		N/A
DRAFT	DRAFT	DRAFT	DRAFT	DRAFT		DRAFT

2015 SPRING ANNUAL TOWN MEETING

Article 33
Amend Zoning Bylaws: Assisted Living Residences and Assisted Living Overlay Option Plan

(22 Pleasant Street Study Committee)

Motion A:
Moved: To amend the Town of Natick Zoning By Laws by:

Inserting in SECTION II – USE DISTRICTS, II-A TYPES OF DISTRICTS a new overlay district as follows:

"Assisted Living Overlay Option Plan" "ALOOP"

And; following Section III-I: Assisted Living Residences inserting, a new section, Section III-I.2. : Assisted Living Overlay Option Plan, as follows:

"Section III-I.2. : Assisted Living Overlay Option Plan

2.1. Purpose. The purpose of the ALOOP is to provide an alternative development option for parcels in non-residential single zones, of less than 200,000 square feet, which are subject to ALOOP Overlay Zoning by enabling Assisted Living Residence (ALR) facilities which provide a residential environment that offers supportive services to individuals 55 years of age or older who are unable to live independently in the community by offering supervision and/or assistance with basic activities of daily life.

2.2. Applicability. The Planning Board, acting as Special Permit Granting Authority (SPGA), may grant a special permit in accordance with Section VI-DD, VI-EE, and this ALOOP section for the construction of an Assisted Living Residence in an ALOOP eligible zone.

2.3. Standards. The SPGA may grant a special permit under the following standards and requirements.

1. The ALR shall provide residences (living units) of no more than two bedrooms each exclusively to meet the needs of seniors and the elderly together with their spouses, surviving spouses, or resident staff.

2. Such facility may include common areas and community dining facilities. Such facility may also provide accessory personal care services, activities of assistance with daily living, and other related programs and services. These accessory uses shall be for residents, their guests and staff only and may include, but are not strictly limited to, meal care services, beauty salon, sundry shop, and banking and recreational facilities. Space designated for accessory uses may not exceed ten (10) percent of total floor area.

3. At the time of application, the Applicant must demonstrate to the satisfaction of the SPGA the feasibility of future conversion of the facility to a use permitted for the zoning district.

4. The SPGA, in order to approve the special permit application, must find that the overall impact of the facility will not substantially derogate from the cumulative impact associated with other uses allowed as a matter of right or by special permit within the zoning district. In addition, the SPGA must find that: i) all noise, smoke, dust, odor, vibration and similar objectionable features are confined to the premises, ii)Mechanical equipment (including equipment and containers such as, but not limited to, waste disposal, recycling and energy generation)are further screened and contained in a building in a manner to shield visual ,acoustic and other impacts; iii)Lighting is shielded in a manner consistent with Section V-I of this ByLaw to eliminate light trespass onto abutting properties or waterways; iv) Paint colors and tones of materials be muted and not create visual distraction; v) Design standards to be consistent with neighborhood and nearby historic districts if any within 300 feet of the property, and siting shall minimize disruption of the topography of the neighborhood; vi) Buffers of native evergreen trees at least 25 feet tall no further than 15 feet apart and other plants shall be planted, maintained and replaced when necessary to screen the facility from abutting residential properties and waterways; vii) Parking, access and buffers are placed in a manner to separate parking areas from abutting properties to prevent imposition on or use of parking on abutting properties; viii) All utilities, wire, and cable service are placed underground.

5. Number of Living Units: The maximum number of living units shall equal the Net Usable Land Area, in square feet, divided by 2115, rounded to the nearest whole number. Not more than 25% of the living units may be two bedroom units. Neither the maximum number of bedrooms nor the maximum number of residents shall equal the Net Usable Land Area, in square feet, divided by 1775 rounded to the nearest whole number.

1. Net Usable Land Area as used herein shall mean the area within the parcel to be used for the ALR Development in accordance with this Section remaining after subtracting the areas of any bodies of water, wetland, or land lying within the 100 year flood elevation from the gross area of the parcel to be used for assisted living residential use and open space. The flood plain and wetlands maps and aerial surveys adopted as official maps by the Planning Board from time to time shall be used to determine areas of water, 100 year flood plain elevations, and wetland boundaries. Notwithstanding the foregoing, the calculation of Net Usable Land Area shall be subject to a maximum limit not to exceed 80% of overall parcel size inclusive of the areas of any bodies of water, wetland, or land lying within the 100 year flood elevation.

2. Net Usable Land Area may include any area of a parcel that is zoned Residential Single, but no ALR related building or parking may be located on such Residential Single land, except that the SPGA may allow, in accordance with and subject to the limits in section 2.3.6.6, construction in the area of previous building footprints that previously extended into such area of a Residential Single zone.

3. If necessary to achieve compliance with Section 2.3.6.5 Lot Width, eligible Net Usable Land Area and eligible number of Living Units shall be reduced accordingly.

6. Intensity Regulations: Any building erected pursuant to the provisions of this ALOOP district shall be subject to the following intensity requirements. Notwithstanding exclusions in these

zoning bylaws or applicable building code; no mechanical, structural, access, or other appurtenances shall extend beyond these listed limits:

1. Sky Exposure Plane: The structure may not project beyond one or more sky exposure planes determined as follows. (ratio stated as rise:run)
    a. 2:3 ratio from a line 10 feet beyond and parallel to any lot lines abutting land that is residentially zoned.
    b. 1:1 ratio from any lot lines abutting land that is commercially or industrially zoned.
    c. 3:5 ratio from the edge of any permanent water body including a river.

2. Height: 2 stories or 30 Feet (the SPGA may allow, in accordance with section 2.5.2, measurement from the existing finished first floor elevation). The height will include any and all rooftop structures and/or equipment.

3. Minimum Setbacks:
    a. Front yard setback: 40 feet.
    b. Rear yard setback: 40 feet.
    c. Setback from any lot lines abutting land that is residentially zoned: 35 feet (except that the SPGA may allow, in accordance with section 2.3.5.2 and 2.3.6.6, replacement of previous building footprints provided that the new building not extend beyond the previous building footprint in such Residential zone, but in no case a setback of less than 20 feet).
    d. Setback from any lot lines abutting land that is industrially zoned:20 feet.
    e. Setback from the edge of any permanent body of water or river: 50 feet.

4. Floor Area Ratio: .40 (interior gross floor area / Net Usable Land Area)

5. Lot Width and Additional Setbacks: Not withstanding any other provision to the contrary, no new building shall be permitted on any portion of a parcel having a width less than one half of the square root of the Net Usable Land Area

6. In order to allow for appropriate design and layout, the SPGA may allow construction in an underlying Residential Single zone to replace previous building footprints to the extent such previous footprints were located in a Residential Single zone provided that the footprint area of such new building construction not increase by more than 33% beyond the previous building footprints in such Residential Single area . In no case shall such additional footprint exceed 10% of the total building footprint.

7. Preserved Open Space: It is desirable that open space that is created for use in conjunction with the facility is retained as a visual amenity for neighbors and to residents of the Town. Existing natural and historic features should be preserved to the greatest practicable extent. Open Space shall be a minimum of 20% of land area exclusive of area of any body of water.

8. Affordability Requirements: Unless a determination has been made satisfactory to the SPGA that the living units of the ALR do not affect the Town's Subsidized Housing Inventory (SHI) as maintained by the Commonwealth of Massachusetts Department of Housing and Community Development (DHCD), the Applicant shall make a one-time payment to the Affordable Housing Trust Fund of Natick, restricted to the provision of net new affordable housing, in an amount equal to a formula of $5 multiplied by the total number of square feet of area in living units in the ALR. This payment shall be required notwithstanding the fact that the Town may have reached an exemption level of production of affordable units in any year.

9. Aquifer Protection District: Notwithstanding residential exclusions in III-A.5.1A or elsewhere in the Zoning ByLaw, the Assisted Living Residence (ALR) shall be subject to the procedures and special permit of the Aquifer Protection Overlay District (APD) if located therein.

2.4. Procedures. In addition to the process set forth in sections VI-DD and VI-EE, the following procedures are to be followed in obtaining approval for an ALR:

1. Pre-application: The Applicant is encouraged to meet with the Community Development Director and the SPGA prior to the preparation of a formal application, for general discussion of the project to be proposed.

2. Formal application: The Applicant shall submit a plan for the overall development, including a final site plan showing the final completed development in all phases as contemplated on the site at the time of application, regardless of the number of phases in which it may be constructed. Said application shall include at a minimum a completely designed first phase of development. The application shall be filed in the name of the Applicant. The Applicant must either own or submit authorization in writing to act for all of the owners of the ALR parcel prior to submitting a formal application. The application for a special permit shall be filed by the applicant with the Town Clerk and a copy of said application, including the date and time of filing certified by the Town Clerk, shall be filed by the applicant with the SPGA.

3. Further procedures: Once a special permit is issued, no changes to the final site plan, exclusive of minor modifications as determined by the SPGA, shall be made without applying for a modification of such special permit.

2.5. Modification and Waiver. The SPGA shall not modify the requirements of this ALOOP section except that:

1. The SPGA may waive strict compliance with sections 2.3.5.2,2.3.6.2 and 2.3.6.4, by not more than ten percent (10%), by finding in writing that a waiver and/or modification will not create conditions that are substantially more detrimental to the neighborhood in which the parcel is located than if the waiver and/or modification were not granted.

2. The SPGA may waive strict compliance with sections 2.3.5.2, 2.3.6.2, and 2.3.6.3 building location and setback restrictions to allow replacement of previous structures provided that the new structure not extend beyond the previous building footprint, subject to the SPGA making a specific finding that the plan for overall development remediates site pollution, retains historic and natural site features, and enhances open space."

Motion B:

Moved: To amend the Town of Natick Zoning Map by including in an Assisted Living Overlay Option Plan overlay district land known as 22 Pleasant Street and as land to the east of Pleasant Street on Assessors Map 64, Lot 44:

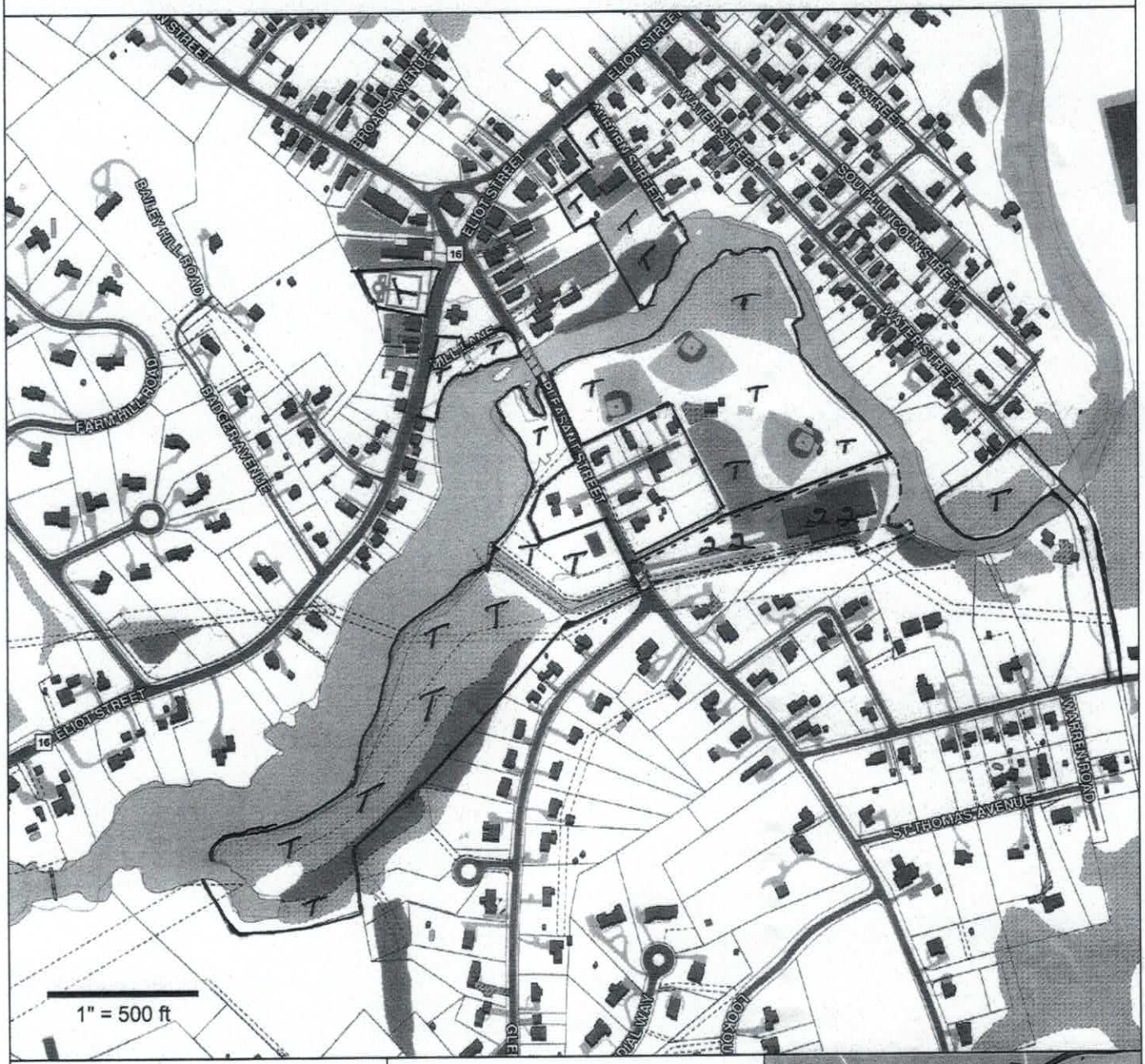
Said land being described as follows:

- Beginning at a point on the east side of Pleasant Street at the southwest corner of land n/f Town of Natick; thence,
- Easterly along the lot line 328.35 feet +/- to a point; thence,
- Easterly along the lot line 625 feet +/- to a point in the center of the Charles River; thence,
- Southerly along the center line of the Charles River 238 feet +/- to a point; thence,
- Westerly along the lot line of land n/f Magdi Yousef 264 feet +/- to a point; thence,
- Northerly along the lot line 52.38 feet +/- to a point; thence,
- Westerly along the lot line 151.32 feet +/- to a point at the northeast corner of land n/f Barbara &William Campbell; thence,
- Westerly along the lot line 148.50 feet +/- to a point at the northeast corner of land n/f Barbra & Rexford Kidd; thence,
- Westerly along the lot line 377.16 feet +/- to a point on the east side of Pleasant Street; thence,
- Northerly along the east side of Pleasant Street 116.10 feet +/- to the point of beginning.

DRAFT

Town of Natick

March 30, 2015



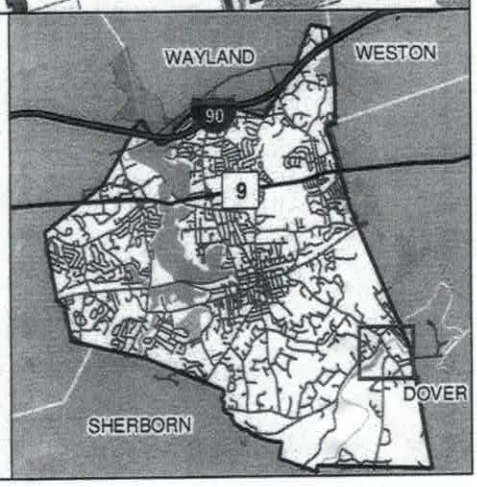
—T; Town Owned

----22 – 22 Pleasant

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 01/01/2014



2007 00085157

QUITCLAIM DEED

Bk: 49273 Pg: 449 Doc: DEED
Page: 1 of 5 04/11/2007 01:25 PM

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CSX TRANSPORTATION, INC., a Virginia corporation, with a principal place of business at 500 Water Street, Jacksonville, Florida 32202, hereinafter called "Grantor", for consideration paid, and in full consideration of the sum of Three Hundred Seventy-Five Thousand Dollars ($375,000.00), the receipt of which is hereby acknowledged, hereby grants to the TOWN OF NATICK, MASSACHUSETTS, under the care, custody and control of the Natick Conservation Commission, with its principal offices at Natick Town Hall, 13 East Central Street, Natick, Massachusetts 01760, hereinafter called "Grantee", WITNESSETH:

with QUITCLAIM COVENANTS, that certain parcel of land situated in Natick, Middlesex County, Massachusetts (hereinafter designated "the Premises"), being particularly described in Exhibit A, attached hereto and incorporated herein, and containing 40,300 square feet, more or less.

(Whenever used herein the terms "Grantor" and "Grantee" may be construed in the singular or plural as the context may require or admit, and for purposes of exceptions, reservations and/or covenants, shall include the heirs, legal representatives and assigns of individuals or the successors and assigns of corporations.)

TO HAVE AND TO HOLD the Premises, and all the estate, right, title, lien, interest and claim whatsoever of Grantor therein, either in law or equity, and all improvements thereon and appurtenances thereto, unto the proper use, benefit and enjoyment of Grantee, Grantee's heirs and assigns or successors and assigns, forever, SUBJECT to reservations, easements, covenants, restrictions and limitations of record, all existing public utilities and roadways, and all existing encroachments, ways and servitudes, howsoever created.

Grantee acknowledges that the Premises conveyed hereunder has been historically used for railroad industrial purposes. Grantee, by acceptance of this deed, hereby covenants that it, its successors, heirs, legal representatives or assigns shall not use the Premises for any purpose other than industrial or commercial purposes, or for the parking of motor vehicles for access to the adjacent railroad right-of-way and access to any recreational use of said railroad right-of-way for open space and associated landscape improvements related to said parking use (including but not limited to trees, shrubs and other plant materials, as well as lighting and benches), or for neighborhood drainage improvements, and that the Premises will not be used for (a) any residential purpose of any kind or nature (residential use shall be defined broadly to include, without limitation, any use of the Premises by individuals or families for purposes of personal living, dwelling, or overnight accommodations, whether such uses are in single family residences, apartments, duplexes, or other multiple residential dwellings, trailers, trailer parks, camping sites, motels, hotels, or any other dwelling use of any kind), (b) any public or private school, day care, or any organized long-term or short-term child care of any kind, or (c) any recreational purpose (recreational use shall be defined broadly to include, without limitation, use as a public park, hiking or biking trail, or athletic fields or courts, or public gathering place). Grantee, by acceptance of this deed, hereby further covenants that it, its successors, heirs, legal representatives or assigns shall place a minimum of one-foot of clean fill material with vegetative cover over any and all areas of the Premises that is not paved and agrees to visually inspect the integrity of this fill at least annually to confirm that any such cover remains intact and functional. By acceptance of this deed, Grantee further

Address of Property: 11 Mechanic Street, Natick, MA 01760
Address of Grantee: Natick Town Hall, 13 East Central Street, Natick, MA 01760

HENRY H. THAYER
Rackemann, S. & B.
One Financial Ctr., 29 Fl.
Boston, MA 02111-2659

SEE PLAN IN RECORD BOOK 2007 PAGE 363

covenants that it, its successors, heirs, legal representatives or assigns shall not use the groundwater underneath the Premises for human consumption, irrigation, or other purposes.

Grantee, by the acceptance hereof, hereby covenants and agrees with Grantor that Grantor shall not be required to erect or maintain any fences, railings or guard rails along any boundary lines between the Premises and the adjacent land(s) of Grantor or of any other company affiliated with Grantor; or be liable for or required to pay any part of the cost or expense of erecting or maintaining such fences, railings or guard rails or any part thereof. Notwithstanding any other provision of this Deed, the Grantee shall have the right to remove any existing fence, railing or guard rail from the Premises.

Grantee, by acceptance of this deed, hereby covenants that it, its successors, heirs, legal representatives or assigns shall maintain the existing drainage on the Premises in such a manner as not to impair adjacent railroad operating property drainage and not to redirect or increase the quantity or velocity of surface water runoff or any streams into Grantor's drainage system or upon the railroad operating property or other lands and facilities of Grantor. If the Premises or existing drainage are modified or improved, Grantee agrees to construct and maintain, in accordance with all applicable statutes, ordinances, building and subdivision codes, covenants and restrictions, an adequate drainage system from the Premises to the nearest public or non-Grantor owned drainage or storm sewer system, in such a manner as not to redirect or increase the quantity or velocity of surface water runoff or any streams or other drainage waters upon adjacent railroad operating property or other adjacent lands and facilities of Grantor.

Said covenants shall run with title to the Premises conveyed, and shall be binding upon and shall inure to the benefit of Grantor, Grantee, Grantor's and Grantee's heirs, legal representatives and assigns, or corporate successors and assigns, and anyone claiming title to or holding Premises through Grantee.

The affidavit recorded herewith regarding the authority of Stephen A. Crosby, President of CSX Real Property, Inc., to sign the foregoing deed on behalf of CSX Transportation, Inc. is a correct recitation of the facts therein stated at the time of the execution of said deed.

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