

WARRANT
2018 SPECIAL TOWN MEETING #1
February 27, 2018

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 Wilson Middle School, Natick on **Tuesday Evening February 27, 2018 at 7:30 PM**, then and there to act on the following Articles:

- Article 1 Appropriate, borrow or transfer from available funds, an amount of money to be expended under the direction of the School Building Committee to design, construct, equip and furnish the new John F. Kennedy Middle School

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

- Article 3 Amend Registered Marijuana Dispensaries Bylaw 323.8

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

ARTICLE 1

Appropriate, borrow or transfer from available funds, an amount of money to be expended under the direction of the School Building Committee to design, construct, equip and furnish the new John F. Kennedy Middle School (School Superintendent)

To see if the Town will vote to appropriate, borrow or transfer from available funds, an amount of money to be expended under the direction of the School Building Committee to design, construct, equip and furnish the new John F. Kennedy Middle School, 165 Mill Street, Natick, Massachusetts, 01760, including all necessary site improvements which school facility shall have an anticipated useful life as an educational facility for the instruction of school children of at least 50 years, for which the Town may be eligible for a school construction grant from the Massachusetts School Building Authority (“MSBA”). The Town acknowledges that the MSBA’s grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs the Town incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the Town. Any grant that the Town may receive from the MSBA for the Project shall not exceed the lesser of (1) the percent of eligible, approved project costs, as determined by the MSBA, or (2) the total maximum grant amount determined by the MSBA.

ARTICLE 2

Amendments to the Town of Natick Zoning By-Law and Zoning Map (Town Administrator)

To see if the Town will vote to:

Amend the Town of Natick Zoning Map, as referenced in the Town of Natick Zoning By-Law under Section II-B Location of Districts (Zones) subsection 1, by extending, adding, and/or amending the HOOP II Overlay District and/or other zoning district as appropriate to the following properties:

- Town of Natick Assessors’ Map 35, Lots 105, 105A, 106, 107, 108, and 109;

or otherwise act thereon.

ARTICLE 3

Amend Registered Marijuana Dispensaries Bylaw 323.8 (Tara Hopper Zeltner et al)

To see if the Town will vote to:

Move that we add the following language to Section 323.8.4.1 after the words “RC District” and before the words “by special permit”: Or on a parcel of land located at 2-6 Worcester Street, Assessors Map 21, Lot 1” and to amend the following language in section 323.8.4.8: “a Town of Natick boundary line” to “a Town of Natick boundary line, exempting the boundary line of the Town of Natick and Town of Wellesley.” And to add the following language to Section 323.8.4.8. after the words “or a residential zoning district boundary line”: “or if not located at such a distance, it is determined by the Planning Board to be sufficiently buffered from such facilities such that current residents will not be adversely impacted by the operation of the Registered Marijuana Dispensary.

ARTICLE 4

Amend Zoning By-Law to allow Indoor Amusement or Recreational Uses (Use # 12 of Use Regulation Schedule) in Industrial Zoning Districts by Special Permit (George Richards et al)

“To see what action(s) the town will take to amend the Zoning By Law to allow Indoor Amusement or Recreational Uses (Use # 12 in Section III-A.2 of the Zoning By-Law) by special permit in some or all of the existing Industrial zoning districts, including but not limited to the following:

- 1) Whether to limit Use #12 by special permit to Industrial I and II zoning districts or only allow the use by special permit in Industrial I zoning districts and/or
- 2) Whether to limit Use #12 by special permit to only one specific Industrial I zoned area, namely on the east side of Oak Street in the so-called “East Natick Industrial Park”, specifically including the following parcels as identified on the Town’s Assessors Maps: Map 8, Lots 41A, 41B, 41C, 41E, 41G, 41H, 41FA, 41FB, 41FBB, 42, 42A, 42B, 42C, 42D, 42E, 42F and 43; Map 9, Lots 2A, 2B, 2C, 2D, 2E, 2EA, 2F, 2G, 2J, 2K, 2L, 2M, 2N, 28, 28A and 28B; Map 14, Lots 76, 76A, 77A and 77B; and Map 15, Lots 105A, 105B and 105C, whether by way of an overlay district, by footnote in the Use Regulation Schedule or elsewhere in the Zoning By-Law 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, and at the following public places 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, 165 Mill St.; Precinct 4, Lola’s, 9 Main Street Precinct 5, Wilson Middle School, 22 Rutledge Road; Precinct 6, East Natick Fire Station, 2 Rhode Island Avenue; Precinct 7, Lilja Elementary School, 41 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 Street.

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 February 27, 2018; also by causing the titles of the articles on the Warrant for the 2018 Special Town Meeting #1 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 January 24, 2018.

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 18th day of January, 2018.

Board of Selectmen for the Town of Natick

Jonathan Freedman
Chair

Susan G. Salamoff
Vice Chair

Richard P. Jennett, Jr
Clerk

Amy K. Mistrot
Member

Michael J. Hickey, Jr.
Member

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.- 7:00 p.m. on Thursday and 8:00 a.m.-12:30 p.m. Friday; the Warrant may also be accessed from the Town web site www.natickma.gov.