

**2018 Special Town Meeting #1  
Marshall Lebowitz Town Meeting Hall  
Wilson Middle School  
March 1, 2018  
Second Session**

The Second Session of the 2018 Special Town Meeting #1 was called to order at 8:30 PM by Town Moderator, Frank W. Foss, who declared a quorum present. The Moderator welcomed residents, taxpayers, town officials, Town Meeting Members and interested parties to the Second Session of 2018 Special Town Meeting #1. The Moderator asked the audience to stand for the Pledge of Allegiance and a moment of silence in recognition of all the men and women serving on our behalf throughout the world.

The Moderator introduced the officials present on the stage and in the well of the auditorium. The following people were present: Diane Packer, Town Clerk; Patrick Hayes, Finance Committee Chair; Bruce Evans, Finance Committee Secretary; John Flynn, Town Counsel; Cindy Amara, Town Counsel; Bill Chenard, Acting Town Administrator and Jonathan Freedman, Chair, Board of Selectmen; John Townsend, Deputy Town Administrator and Tim Lathwood, a representative from Option Technologies who will be operating the electronic voting system.

The Moderator reviewed the general rules and procedures of Town Meeting. He indicated that all residents and taxpayers of the town and town officers and employees, whether or not residents, have the same right to speak as Town Meeting Members; however they do not have the right to submit motions for consideration at Town Meeting, nor vote on any matter before Town Meeting. Non-residents may only speak at Town Meeting after approval by Town Meeting Members. The proceedings of Town Meetings shall be governed by *Town Meeting Time*, the Town of Natick Home Rule Charter, the Natick By-Laws and the General Laws of the Commonwealth of Massachusetts.

No person shall speak upon any article more than once when any other person desires to be heard, nor more than twice on the same question without permission of Town Meeting; and no person shall speak more than ten (10) minutes at one time without permission of Town Meeting. Consistent with the Natick By-Laws, any person having a monetary or equitable interest in any matter under discussion at a Town Meeting, and any person employed by another having such an interest, shall disclose the fact of his/her interest or employment before speaking thereon.

**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.

**FINANCE COMMITTEE RECOMMENDATION:**

The Finance Committee recommended favorable action by a vote of 10-0-0 on February 8, 2018

**MOTION (requires two-thirds vote):**

Moved by Mr. Evans, seconded by Mr. Hayes to amend the Town of Natick Zoning Map, as referenced in the Town of Natick Zoning By-Laws under Section II-B Location of Districts (Zones) subsection 1 by extending, adding, and amending the HOOP II Overlay District to include the following properties; Town of Natick Assessors' Map 35, Lots 105, 105A, 106, 107, 108, and 109;

Mr. Chenard, Acting Town Administrator spoke to this article. *The main motion under Article 2 passed by a two-thirds vote (85-2-5).*

**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

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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.

**FINANCE COMMITTEE RECOMMENDATION:**

The Finance Committee heard this article on February 8, 2018 and does not have any recommendation.

**MOTION (requires two-thirds vote for positive action only):**

Mr. Meyer moved, seconded by Mr. Jennett to refer the subject matter of Article 3 to the sponsor. Mr. Linehan moved, seconded by Mr. Sullivan to indefinitely postpone the subject matter of Article 3.

The Moderator announced that Town Meeting would debate both motions at the same time. Discussion ensued on both motion. Mr. Flynn, explained what the implications were for each motion. *The motion for referral passed by majority vote (76-15-2).*

The Moderator announced that he had to recuse himself from presiding over Article 4 because his family owns property abutting this land. The Town Clerk will preside and Mr. Flynn will serve as Town Clerk for this article.

**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.

**FINANCE COMMITTEE RECOMMENDATION:**

The Finance Committee recommended favorable action by a vote of 10-0-0 on February 13, 2018

**MOTION (requires two-thirds vote for positive action only):**

Mr. Evans moved, seconded by Mr. Hayes to Amend Recreational Use 12 in Section III – A.2 – USE REGULATIONS SCHEDULE of the Natick Zoning By-Laws by adding an asterisk after the “O” in the Industrial One (INI) Column.

So then the applicable chart Section III – A.2 – USE REGULATIONS SCHEDULE, Recreational Use 12 now reads:

“

RECREATIONAL USES	RG	RM	RS	PCD	SH	AP	DM	CII	INI	INII	H
12. Indoor amusement or recreation place or place of assembly provided that the building is so insulated and maintained as to confine noise to the	O	O	O	O	A	O	(*)	A	O**	O	O

premises and is located not less than one hundred feet from a residential district.											
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And to add the following language at the end of Section III – A.2 – USE REGULATIONS SCHEDULE, RECREATIONAL USES after Use 17:

“\*\*Note: Use # 12 above shall be allowed by special permit in the East Natick Industrial Park on the east side of Oak Street and being an area including ONLY the following lots (but including any further subdivision of these parcels) as shown 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.”

Mr. Hayes moved, seconded by Mr. Meyer to refer the subject matter of Article 4 to the Planning Board and the Sponsor.

Mr. George Richards, the sponsor of the article spoke to this article. He provided some background and requested that the article be referred. ***The referral motion passed by majority vote (87-4-2).***

Mr. Foss thanked all that helped make this meeting happen. Mr. Sidney moved, seconded by Mr. Glater to dissolve 2018 Special Town Meeting #1. ***The motion to dissolve passed unanimously. 2018 Special Town Meeting #1 dissolved at 9:20 PM.***

A record of the Second Session of  
2018 Special Town Meeting #1  
March 1, 2018

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Diane Packer, Town Clerk