

**2018 Spring Annual Town Meeting  
Fine and Performing Arts Center  
Natick High School  
May 3, 2018  
Sixth Session**

The Sixth Session of the 2018 Spring Annual Town Meeting was called to order at 7:45 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 Sixth Session of 2018 Spring Annual Town Meeting. The Moderator asked that all recently elected or appointed members of Town Meeting stand to take the oath of office. There were no new members. 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; Karis North, Town Counsel; Bill Chenard, Acting Town Administrator; and Susan Salamoff, Vice Chair, Board of Selectmen; Sean O'Brien, Finance Department 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 that were accepted at the previous session of this 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 question 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.

The Moderator announced that the meeting would begin with reconsideration of Articles 4, 7, Motion D, and then continue to Articles 34, 35 and 38.

**ARTICLE 4: Personnel Board Classification and Pay Plan (Town Administrator)**

To see if the Town, pursuant to the authority contained in Section 108A of Chapter 41 of the General Laws, will vote to amend the by-laws by adding to Article 24, Section 3, a new paragraph deleting certain position titles, adding new position titles and effecting changes in the salary ranges as presently established; or otherwise act thereon.

**MOTION: (Requires a majority vote)**

Moved by Ms. Salamoff, seconded by Mr. Sidney that the Town vote to amend the By-laws by changing in its entirety the table entitled Classification and Pay Plan that is incorporated by reference in Article 24, Section 3 Paragraph 3.10. The new Classification and Pay Plan is as follows:

Town of Natick  
 Classification and Pay Plan  
 Effective July 1, 2018

Grade	Minimum	Point 1	Point 2	Maximum
6	\$ 125,000.00	\$ 140,000.00	\$ 155,000.00	\$ 165,000.00
5	\$ 100,000.00	\$ 120,000.00	\$ 135,000.00	\$ 145,000.00
4	\$ 75,000.00	\$ 90,000.00	\$ 105,000.00	\$ 125,000.00
3	\$ 60,000.00	\$ 72,000.00	\$ 85,000.00	\$ 105,000.00
2	\$ 48,000.00	\$ 55,000.00	\$ 62,500.00	\$ 80,000.00
1	\$ 42,000.00	\$ 48,000.00	\$ 54,000.00	\$ 60,000.00

**GRADE 6**

Chief of Police  
 Deputy Town Administrator/Director of Finance  
 Deputy Town Administrator/Operations  
 Fire Chief  
 Town Administrator

**GRADE 5**

Comptroller  
 Deputy Chief of Police  
 Director of Community & Economic Development  
 Director of Community Services  
 Director of Facilities Management  
 Director of Human Resources  
 Director of Information Technology  
 Director of Public Works

**GRADE 4**

Assistant Comptroller  
 Building Commissioner  
 Director of Assessing  
 Director of Council on Aging  
 Director of Public Health  
 Director of Recreation & Parks  
 Morse Library Director  
 Treasurer/Collector

**GRADE 3**

Assistant Assessor (certified)  
 Assistant Director Council on Aging  
 Assistant Director Recreation & Parks  
 Assistant Library Director, Morse Library  
 Assistant Treasurer/Collector  
 Bacon Free Library Director  
 Benefits Manager  
 Communications/Information Officer  
 Director of Recreation Programs/Special Events  
 Environmental Health Agent  
 Executive Farm Director  
 Facility Maintenance Manager  
 Golf Course Manager  
 Housing/General Planner

**GRADE 3 Continued**

Information Systems Data Base Administrator  
 Information Systems Network Administrator  
 Local Building Inspector (certified)  
 Planner/Conservation Agent  
 Prevention and Outreach Program Manager  
 Procurement Manager  
 Project Manager  
 Public Health Nurse  
 Regulatory Compliance Coordinator  
 Senior Environmental Health Specialist  
 Senior Planner  
 Staff Accountant  
 Sustainability Coordinator  
 Veterans Agent

**GRADE 2**

Assistant Assessor (non-certified)  
 Assistant Director, Bacon Free Library  
 Assistant Farm Director  
 Clinical Social Worker  
 Data Analyst  
 Executive Assistant  
 Facility Custodial Supervisor  
 Golf Course Superintendent  
 Human Resources Coordinator  
 Office Administrator, Farm  
 Payroll Manager  
 Sanitarian  
 Senior Executive Assistant  
 Social Worker  
 Social Worker Coordinator  
 Special Assistant to Director of Community Services  
 Special Assistant to Director of Facilities Management  
 Special Assistant to Director of Finance  
 Special Needs Coordinator

**GRADE 1**

Animal Control Officer  
 Finance Coordinator  
 Golf Professional  
 Outreach Coordinator  
 Student Officer  
 Teen Center Coordinator

Town of Natick  
Part-Time Classification and Pay Plan  
Effective July 1, 2018

**Hourly Wage Scale**

Grade	Minimum	Point 1	Point 2	Maximum
1	\$ 11.00	\$ 14.00	\$ 17.00	\$ 20.00
2	\$ 14.00	\$ 24.00	\$ 27.00	\$ 30.00
3	\$ 24.00	\$ 34.00	\$ 37.00	\$ 40.00

Grade 1	Grade 2	Grade 3
Assistant Leader (Rec)	Administrative Support	Adult Contractor
Assistant Swim Coach	Assistant Director (Rec)	Building Inspector
Attendant (Rec)	Beach Manager	Certified Sports Official
Building Monitor I (Rec)	Bookkeeper	Instructor III
Bus Dispatcher	Building Monitor II (Rec)	Laborer III
Bus Driver	Camp Director	Nurse (RN)
Cart Attendant (Golf)	Community Garden Coordinator	Volunteer Coordinator II
Clerical Assistant	Conservation Agent	
Club House Attendant (Golf)	Election Warden	
Club House Supervisor (Golf)	Golf Course Mechanic	
Concession Manager	Head Lifeguard	
Custodian	Instructor II	
Deputy Animal Control Officer	Intern Cooperative	
Election Clerk	Laborer II	
Election Inspector	Library Assistant (Bacon)	
Equipment Operator (Golf)	Meter Enforcement Operator	
Instructor	Plumbing and Wiring Inspector	
Laborer I	Police Matron	
Leader/Counselor (Rec)	Police Transcriber	
Library Page (Morse)	Program Assistant	
Lifeguard	Program Supervisor (Rec)	
Parking Clerk	Recycling Attendant	
Ranger/Starter (Golf)	School Crossing Guard	
Receptionist	Social Worker	
School Crossing Guard (1st Year)	Swim Coach	
Senior Counselor (Certified-Rec)	Transportation Coordinator	
Specialist (Rec)	Volunteer Coordinator I	
Timer/Scorer		

Position	Annual Rate
Inspector of Animals	\$ 3,750.00
Registrar of Voters	\$ 966.00
Town Meeting Page	\$50.00 / Session

*The main motion under Article 4 passed by majority vote (90-12-4).*

The next item on the agenda was reconsideration of Article 7, Motion D.

**ARTICLE 7: Fiscal 2019 Omnibus Budget (Town Administrator)**

To determine what sum of money the Town will appropriate and raise, or transfer from available funds, for the operation of the government of the Town of Natick, including debt and interest during Fiscal Year 2019 (July 1, 2018 to June 30, 2019), and to provide for a reserve fund for Fiscal Year 2019; or to otherwise act thereon.

<b>Motion (Requires majority vote):</b>	
Move that the Town vote to appropriate the Total Budget Amount shown below for the purpose of operating the departments	
<b>Community Services</b>	
Salaries	\$ 1,378,814
Expenses	\$ 514,064
<b>Total Community Services</b>	<b>\$ 1,892,878</b>
<b>Board of Health</b>	
Salaries	\$ 563,823
Expenses	\$ 37,850
Other Charges & Expenditures	\$ 49,150
<b>Total Board of Health</b>	<b>\$ 650,823</b>
<b>Motion Total</b>	<b>\$ 2,543,701</b>
And that the above Total Budget Amount be raised from the following sources:	
Tax Levy of Fiscal Year 2019	\$ 2,543,701
	<b>\$ 2,543,701</b>

*Motion D under Article 7 passed by majority vote (104-3-3).*

**ARTICLE 34: Amend Zoning Bylaws: Assisted Living Overlay Option Plan**

**(James M. Williamson et al)**

Motion A: (Requires two thirds vote)

Moved To amend the Town of Natick Zoning by:

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

**“Assisted Living Overlay Option Plan” “ALOOP”**

And; following SECTION III-I.2: Independent Senior Living Overlay Option Plan, inserting a new section, Section III-I.3: Assisted Living Overlay Option Plan, as follows:

**2.1. Purpose** The purpose of the ALOOP is to provide for the creation of Assisted Living Residences (ALRs) as defined in and in compliance with the rules, regulations and requirements of MGL c. 19D and 651 CMR 12.00. Accordingly, ALRs in Natick’s ALOOP districts shall comply with the Executive Office of Elder Affairs (EOEA) guidance: that ALRs are an important part of the spectrum of living alternatives for the elderly in the Commonwealth; that they should be operated and regulated as residential environments with supportive services and not as medical or nursing facilities; and that they should support the goal of aging in place through services, available either directly or through contract or agreement, to compensate for the physical or cognitive impairment of the individual while maximizing his or her dignity and independence. ALOOP Overlay Zoning will enhance the Town of Natick’s ability to improve the quality of life for its growing senior population in an ALR environment that fosters interdependence, community access, and resident empowerment. As such, ALOOP districts should have access to public transportation, the Community-Senior Center, emergency services, public parks and walking trails, cultural, educational, and recreational opportunities, and other community service and involvement opportunities.

**2.2. Applicability and Eligibility**

The provisions of this Section III-I.3 may be utilized on any land located within the ALOOP districts, subject to the requirements and standards set forth in this section.

All regulations of the underlying zoning districts shall apply within the ALOOP districts, except to the extent that they are specifically modified or supplemented by regulations set forth in this Section III-I.3. Where the requirements and standards within the ALOOP district, as set forth in this Section, differ from or conflict with applicable requirements and standards set forth elsewhere in this By-Law, the requirements and standards established for the ALOOP district shall control.

ALRs shall be allowed by Special Permit in the ALOOP.

**2.3 Net Usable Land Area**

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 ALRs. 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 Net Usable Land Area shall not exceed 80% of the overall parcel size inclusive of the areas of any bodies of water, wetlands, or land lying within the 100-year flood elevation. For the purposes of calculating Net Usable Land Area and notwithstanding any provision of law to the contrary, wetlands shall not include any area that was created or converted into a wetland by human activity including without limitation Federal, State, or Municipal improvements.

**2.4 Waivers & Modifications**

The SPGA is authorized to grant modifications and/or waivers from strict compliance with the provisions of this ALOOP in connection with Site Plan Review and/or Special Permits subject to the permissions, criteria, limitations, restrictions, and prohibitions of Section V-E of the Zoning Bylaw.

**2.5 Intensity Regulations for the ALOOP Districts**

**Maximum Unit Density:** The number of units allowed in an ALOOP shall be equal to the Net Usable Land Area divided by 1,600 rounded to the nearest whole number.

<b>Minimum lot area</b>	100,000 square feet
<b>Minimum frontage</b>	two times the frontage required in the underlying zoning district
<b>Maximum front yard setback</b>	40 feet
<b>Minimum side-yard setback</b>	two times the setback required in the underlying zoning district
<b>Minimum rear-yard setback</b>	two times the setback required in the underlying zoning district
<b>Minimum lot depth</b>	two times the depth required in the underlying zoning district
<b>Maximum building height</b>	3 stories or 35 feet
<b>Minimum Open Space</b>	35% of land area exclusive of any permanent body of water but inclusive of wetlands.

**2.6 Standards** The SPGA may grant a Special Permit and approval under Site Plan Review under the procedures and criteria established in MGL 40A, Section VI-EE Planning Board as Special Permit Granting Authority and Section VI-DD Site Plan Review sections of this Bylaw, and 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 who reside therein.
2. Such facility may include common areas and community dining facilities. Such facility may also provide accessory personal care services, assistance with activities of 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. 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, in order to approve the site plan review application, 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) is screened, if necessary, in a manner to shield visual impacts; iii) lighting is shielded in a manner consistent with Section V-I of this By-Law to reduce light trespass onto abutting properties or waterways; iv) paint colors and tones of materials be muted and not create visual distraction; v) design standards be consistent with a) the general neighborhood, b) prevalent streetscape, c) nearby historic districts, if any, within 300 feet of the property, and sighting shall reduce disruption of the topography of the neighborhood and d) barrier free design criteria; vi) buffers of native evergreen trees and other plants shall be planted, maintained and replaced when necessary to screen the facility from adjacent residential buildings; vii) parking, access and buffers are placed in a manner to separate or to screen 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.

**2.7 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 provisions for affordable housing by providing that ten (10) percent of all dwelling units, rounded to the next highest whole unit number, within an ALOOP shall be Affordable Housing units.

- 2.8 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 Director of Community and Economic Development 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 ALOOP 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.

- 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.

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

Moved: To amend the Town of Natick Zoning By laws as follows:

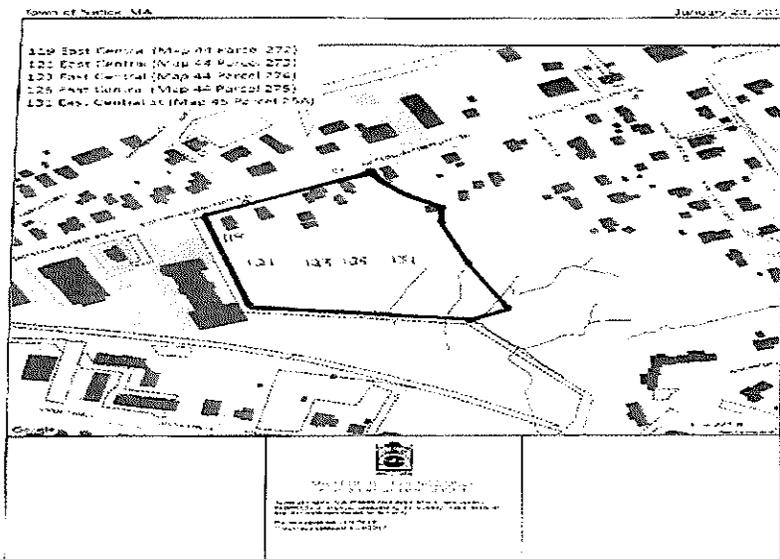
by inserting in the list in **Section VI-DD 2.A Special Permits a)** after the words “Independent Senior Living Overlay Option Plan ISLOOP” the following words: **“Assisted Living Overlay Option Plan ALOOP”**

and further by inserting in the list in **Section VI-DD-2B. Site Plan Review Applicability and SPGA Designation a)** after the words “Independent Senior Living Overlay Option Plan ISLOOP” the following words: **“Assisted Living Overlay Option Plan ALOOP”**

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

Moved: To amend the Town of Natick Zoning Map as follows:

By including an “Assisted Living Overlay Option Plan” overlay district on the land known as 119, 121, 123, 125, and 131 East Central Street; also known as assessors parcels Map 44 Parcels 272, 273, 274, and 275 and Map 45 Parcel 25A.



**FINANCE COMMITTEE RECOMMENDATION**

The Finance Committee recommends the following action:

ARTICLE #34	DATE VOTED	MOTION	QUANTUM OF VOTE
		Favorable Action	

**MOTION A: (Requires a two-thirds vote)**

Moved by Mr. Evans, seconded by Mr. Hayes to amend the Town of Natick Zoning By-Law by Inserting in **SECTION II – USE DISTRICTS, II-A TYPES OF USE DISTRICTS**, a new overlay district as follows:

**“Assisted Living Overlay Option Plan” “ALoop”**

And; following SECTION III-I.2: Independent Senior Living Overlay Option Plan, inserting a new section, **Section III-I.3: Assisted Living Overlay Option Plan**, as follows:

**2.1. Purpose** The purpose of the ALOOP is to provide for the creation of Assisted Living Residences (ALRs) as defined in and in compliance with the rules, regulations and requirements of MGL c. 19D and 651 CMR 12.00. Accordingly, ALRs in Natick’s ALOOP districts shall comply with the Executive Office of Elder Affairs (EOEA) guidance: that ALRs are an important part of the spectrum of living alternatives for the elderly in the Commonwealth; that they should be operated and regulated as residential environments with supportive services and not as medical or nursing

facilities; and that they should support the goal of aging in place through services, available either directly or through contract or agreement, to compensate for the physical or cognitive impairment of the individual while maximizing his or her dignity and independence. ALOOP Overlay Zoning will enhance the Town of Natick's ability to improve the quality of life for its growing senior population in an ALR environment that fosters interdependence, community access, and resident empowerment. As such, ALOOP districts should have access to public transportation, the Community-Senior Center, emergency services, public parks and walking trails, cultural, educational, and recreational opportunities, and other community service and involvement opportunities.

**2.2. Applicability and Eligibility**

The provisions of this Section III-I.3 may be utilized on any land located within the ALOOP districts, subject to the requirements and standards set forth in this section.

All regulations of the underlying zoning districts shall apply within the ALOOP districts, except to the extent that they are specifically modified or supplemented by regulations set forth in this Section III-I.3. Where the requirements and standards within the ALOOP district, as set forth in this Section, differ from or conflict with applicable requirements and standards set forth elsewhere in this By-Law, the requirements and standards established for the ALOOP district shall control. ALRs shall be allowed by Special Permit in the ALOOP.

**2.3 Net Usable Land Area**

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 ALRs. 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 Net Usable Land Area shall not exceed 80% of the overall parcel size inclusive of the areas of any bodies of water, wetlands, or land lying within the 100-year flood elevation. For the purposes of calculating Net Usable Land Area and notwithstanding any provision of law to the contrary, wetlands shall not include any area that was created or converted into a wetland by human activity including without limitation Federal, State, or Municipal improvements.

**2.4 Waivers & Modifications**

The SPGA is authorized to grant modifications and/or waivers from strict compliance with the provisions of this ALOOP in connection with Site Plan Review and/or Special Permits subject to the permissions, criteria, limitations, restrictions, and prohibitions of Section V-E of the Zoning Bylaw.

**2.5 Intensity Regulations for the ALOOP Districts**

<b>Maximum Unit Density:</b>	The number of living units allowed in an ALOOP shall be equal to the living Net Useable Land Area divided by 1,600 rounded to the nearest whole number.
<b>Minimum lot area</b>	100,000 square feet
<b>Minimum frontage</b>	two times the frontage required in the underlying zoning district
<b>Maximum front yard setback</b>	40 feet
<b>Minimum side-yard setback</b>	two times the setback required in the underlying zoning district
<b>Minimum rear-yard setback</b>	two times the setback required in the underlying zoning district
<b>Minimum lot depth</b>	two times the depth required in the underlying zoning district
<b>Maximum building height</b>	3 stories or 35 feet
<b>Minimum Open Space</b>	35% of land area exclusive of any permanent body of water but inclusive of wetlands.

1. The SPGA may waive the maximum front yard setback only if the SPGA specifically finds that owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of this provision would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such provision.

**2.6 Standards**

The SPGA may grant a Special Permit and approval under Site Plan Review under the procedures and criteria established in MGL 40A, Section VI-EE Planning Board as Special Permit Granting

Authority and Section VI-DD Site Plan Review sections of this Bylaw, and 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 who reside therein.
2. Such facility may include common areas and community dining facilities. Such facility may also provide accessory personal care services, assistance with activities of 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, banking and recreational facilities. Space designated for accessory uses may not exceed ten (10) percent of total floor area.
3. 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, in order to approve the site plan review application, 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) is screened, if necessary, in a manner to shield visual impacts; iii) lighting is shielded in a manner consistent with Section V-I of this By-Law to reduce light trespass onto abutting properties or waterways; iv) paint colors and tones of materials be muted and not create visual distraction; v) design standards be consistent with a) the general neighborhood, b) prevalent streetscape, c) nearby historic districts, if any, within 300 feet of the property, and sighting shall reduce disruption of the topography of the neighborhood and d) barrier free design criteria; vi) buffers of native evergreen trees and other plants shall be planted, maintained and replaced when necessary to screen the facility from adjacent residential buildings; vii) parking, access and buffers are placed in a manner to separate or to screen 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.

**2.7 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 provisions for affordable housing by providing that ten (10) percent of all dwelling units, rounded to the next highest whole unit number, within an ALOOP shall be Affordable Housing units.

**2.8 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 Director of Community and Economic Development 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 ALOOP 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.

Mr. Richards, an attorney in Natick spoke to this article.

Moved by Mr. Williamson, seconded by Mr. Friswell to amend Motion A as follows:

1. In the last sentence of Section 2.1 to delete the words “the Community Senior Center,” so that the last sentence now reads:  
“As such, ALOOP districts should have access to public transportation, emergency services, public parks and walking trails, cultural, educational, and recreational opportunities, and other community service and involvement opportunities.”
2. In the fourth listed Intensity Regulation of Section 2.5 to delete the word “Maximum” and replace it with the word “Minimum” so that Intensity Regulation now reads:  
“Minimum front yard setback            40 feet”
3. In Section 2.5 to delete the entire paragraph numbered “1”.
4. In the first sentence of Section 2.6. to delete the following “EE Planning Board as” and replace with “DD 2A”, to add an “s” at the end of the word “Permit”, to delete the words “Granting Authority” and to add “2B” after the words “Section VI-DD” so that the first sentence now reads:  
“The SPGA may grant a Special Permit and approval under Site Plan Review under the procedures and criteria established in MGL 40A, Section VI-DD 2A Special Permits and Section VI-DD 2B Site Plan Review sections of this Bylaw, and the following standards and requirements.”
5. In Section 2.6 (3) (ii) to add the words” roof top and ground mounted HVAC units,” after the words “waste disposal,” so that subsection now reads”  
“ii) mechanical equipment (including equipment and containers such as, but not limited to, waste disposal, roof top and ground mounted HVAC units, recycling and energy generation) is screened, if necessary, in a manner to shield visual impacts;”
6. In the first sentence of Section 2.7 to delete the words “Subsidized Housing Inventory (SHI)” and to replace with the words “Statutory Minima or the Town’s Computation of Statutory Minima as defined and/or set forth in 760 CMR 56 and” so that the first sentence now reads:  
“Unless a determination has been made satisfactory to the SPGA that the living units of the ALR do not affect the Town’s Statutory Minima or the Town’s Computation of Statutory Minima as defined and/or set forth in 760 CMR 56 and as maintained by the Commonwealth of Massachusetts Department of Housing and Community Development (DHCD), the Applicant shall make provisions for affordable housing by providing that ten (10) percent of all dwelling units, rounded to the next highest whole unit number, within an ALOOP shall be Affordable Housing units.”
7. In the first sentence of Section 2.8 to add “2A” after the words “Sections VI-DD” and to delete “EE” after the words “and VI-” and replace with “DD 2B” so that the first sentence now reads:  
“In addition to the process set forth in Sections VI-DD 2A and VI-DD 2B, the following procedures are to be followed in obtaining approval for an ALR:”

Moved by Mr. Sidney, seconded by Mr. Griesmer to waive the reading of the motion. ***The motion to waive the reading of the amendment passed by majority vote (by hand count). The amendment to Motion A passed by majority vote (96-5-6).***

Discussion continued on the Motion A as amended. Ms. Revers, President of the 110 East Central Condominium Complex spoke to the motion. Moved by Mr. Coburn, seconded by Mr. Linehan to further amend the motion by inserting in Section 2.5 before the words “3 stories or 35 feet” the words “the lesser of”. ***This amendment passed by majority vote (81-27-3).*** Mr. Ostroff moved, seconded by Mr. Glater to refer the subject matter (all three motions) of Article 34 to the Sponsor and the Planning Board. Extensive discussion continued on amended Motion A. Mr. Yang moved, seconded by Mr. Glaser to table the motion to refer the article. ***The motion to table the referral motion failed because it did not garner a two-thirds quantum of vote (60-43-2).*** Discussion continued on Motion A and the referral motion. Ms. Foss moved seconded by Mr. Sidney to move the question and close debate on Motion A and the referral motion. ***The motion to close debate passed by a two-thirds vote (by hand count).***

The Moderator announced that Town Meeting would vote the referral motion first. *The motion to refer failed (16-85-3). Motion A as amended, under Article 34 passed by a two-thirds vote (95-6-1).*

**MOTION B: (Requires a two-thirds vote)**

Moved by Mr. Evans seconded by Mr. Hayes to amend the Town of Natick Zoning By laws as follows:

by inserting in the list in **Section VI-DD 2.A Special Permits** a) after the words “Independent Senior Living Overlay Option Plan ISLOOP” the following words: **“Assisted Living Overlay Option Plan ALOOP”**

and further by inserting in the list in **Section VI-DD-2B. Site Plan Review Applicability and SPGA Designation** a) after the words “Independent Senior Living Overlay Option Plan ISLOOP” the following words: **“Assisted Living Overlay Option Plan ALOOP”**

*Motion B under Article 34 passed by a two-thirds vote (99-3-1).*

**MOTION C: (Requires a two-thirds vote)**

Moved by Mr. Evans, seconded by Mr. Hayes to amend the Town of Natick Zoning Map as follows:

By including an “Assisted Living Overlay Option Plan” overlay district on the land known as 119, 121, 123, 125, and 131 East Central Street; also known as assessors parcels Map 44 Parcels 272, 273, 274, and 275 and Map 45 Parcel 25A.

*Motion C under Article 34 passed by a two-thirds vote (97-4-1).*

The Moderator recused himself from Article 35 as he is an abutter to the property that is the subject matter of Article 35. Ms. Packer, Town Clerk served as the Moderator and Mr. Flynn, Town Counsel served as the Clerk.

**ARTICLE 35: Amend Zoning By-Law to allow Indoor Amusement or Recreational Uses 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 only 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 in the so-called “East Natick Industrial Park” on the east side of Oak Street , specifically including the following parcels (and including any further subdivision of these 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 recommends the following action:

ARTICLE	DATE VOTED	MOTION	QUANTUM OF VOTE
#35	February 13, 2018	Favorable Action	9-1-0

**MOTION: (Requires a two-thirds majority vote)**

Moved by Mr. Evans, 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 a double asterisk after the “O” in the Industrial One (INI) Column. So that the applicable chart Section III – A.2 – USE REGULATIONS SCHEDULE, Recreational Use 12 now reads:

RECREATIONAL USES	RG	RM	RS	PCD	SH	AP	DM	CI	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 premises and is located not less than one hundred feet from a residential district.	O	O	O	O	A	O	(*)	A	O**	O	O

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. Richards, a sponsor of the article and attorney for the applicant. Mr. Munnich moved, seconded by Ms. Evans to refer the subject matter of Article 35 to the Planning Board. ***The referral motion for Article 35 passed by majority vote (61-27-4).***

The Moderator thanked everyone who helps to make sure that Town Meeting runs smoothly including the pages, the custodial staff, Mr. Brewer and Pegasus and the Town Clerk’s staff.

**ARTICLE 38: Limit Automatic 2.5% Increase in FY2019 Property Tax (Paul E. Connolly et al)**

To see if the Town will transfer a sum of money, not to exceed \$2,500,000, from Free Cash to be used by the Board of Assessors to reduce the tax levy for Fiscal Year 2019 (July 1, 2018 through June 30, 2019), or otherwise act thereon.

**FINANCE COMMITTEE RECOMMENDATION**

The Finance Committee recommends the following action:

ARTICLE	DATE VOTED	MOTION	QUANTUM OF VOTE
#38	March 22, 2018	Indefinite Postponement	

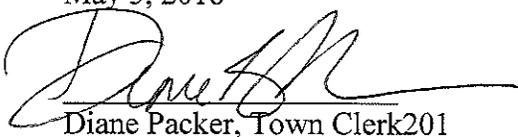
**MOTION: (Requires a majority vote)**

Moved by Mr. Connolly, seconded by Mr. Sidney to refer to the Board of Selectmen the subject of what circumstances are relevant for the Board of Selectmen or Town Administrator to consider the use of Free Cash to reduce the tax levy as an alternative to maximizing the amount raised from the tax levy in the fiscal year.

***The motion for referral of Article 38 passed by majority vote (48-30-7).***

Mr. Sidney moved, seconded by Mr. Griesmer to dissolve 2018 Spring Annual Town Meeting. ***The motion to dissolved passed by majority vote. 2018 Spring Annual Town Meeting dissolved at 11:20 PM.***

A record of the Sixth Session of  
2018 Spring Annual Town Meeting  
May 3, 2018

  
Diane Packer, Town Clerk201