



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

**PLANNING BOARD REPORT  
2018 FALL ANNUAL TOWN MEETING**

October 15, 2018

In accordance with Article 40, Section 6 of the By-Laws of the Town of Natick, the Planning Board provides herein its report on warrant article recommendations per Section 3-11(b) of the Charter.

**Articles not requiring a public hearing**

**Article 33 – Establish Study Committee: 1.5% Test of Land Use**

The Planning Board reviewed Article 33 at its meeting of September 20, 2018, at which the Board voted to recommend **Favorable Action**. Vote 4-0-1

- *The proposed study will provide valuable information to the Town to be used in future years as the Town may need to address compliance with MGL 40B following the 2020 U.S. Census.*

**Articles requiring a public hearing**

The Planning Board held or has continued public hearings for the zoning bylaw related Town Meeting articles, per M.G.L. c.40A s. 5 as follows:

<b>Warrant Article</b>	<b>Date(s) of Public Hearing</b>
22, 23	September 5, 12, 20
27, 30, 36, 37, 38, 39	September 20
28, 32	September 20, 26, October 3, 17
34	October 3, 17

**Article 22 – Marijuana Establishments Zoning Bylaw Amendment**

**Article 23 – Amend Zoning Bylaw regarding existing Temporary Moratorium located in Section III-K: Marijuana Establishments**

**Note:** The subject matter of Articles 22 and 23 were reviewed and voted on by Town Meeting as part of Article 2 and 3 of the 2018 Special Town Meeting #2.

**Article 27 – Prohibit Dog Kennels in Single Family Residential Zones RS and/or RG**

The Planning Board reviewed Article 27 at its meeting of September 20, 2018, at which the Board voted to recommend **Refer to Sponsor**. Vote 5-0-0

*- The proponent requested this referral motion.*

**Article 30 – Amend Town of Natick Zoning Map – Assisted Living Overlay Option Plan**

The Planning Board reviewed Article 30 at its meeting of September 20, 2018, at which the Board voted to recommend **Refer to Sponsor**. Vote 5-0-0

*- The proponent requested this referral motion.*

**Article 36 – Amend Zoning Bylaws: Outdoor Lighting**

The Planning Board reviewed Article 36 at its meeting of September 20, 2018, at which the Board voted to recommend **Favorable Action** on the Motion provided. Vote 5-0-0.

*- The proposed zoning amendment will clean up a component of the zoning bylaw which currently lacks regulations with regard to outdoor lighting, specifically regarding heights and other requirements typically imposed by the Planning Board through the Special Permit and Site Plan Review processes.*

**Article 37 – Amend Zoning Bylaws: Signage (residential zoning districts)**

The Planning Board reviewed Article 37 at its meeting of September 20, 2018, at which the Board voted to recommend **Favorable Action** on the Motion provided. Vote 5-0-0.

*- The proposed zoning amendment will clean up a component of the zoning bylaw which currently lacks regulations with regard to signage for appropriately zoned/permitted uses within residential districts. NOTE: this amendment provides nominal edits to 2018 Spring Annual Town Meeting Article 31 passed by Town Meeting.*

**Article 38 – Amend Zoning Bylaws regarding constitution of Zoning Board of Appeals, division and distribution of powers regarding MGL c.40B sections 20-23**

The Planning Board reviewed Article 38 at its meeting of September 20, 2018, at which the Board voted to provide no recommendation to Town Meeting. Vote 5-0-0

*- The final motion under Article 38 includes no proposed zoning amendments so no action of the Planning Board is necessary.*

**Article 39 – Amend Zoning Bylaws regarding appointment and constitution of Zoning Board of Appeals, division and distribution of powers, and assignment of counsel**

The Planning Board reviewed Article 39 at its meeting of September 20, 2018, at which the Board voted to provide no recommendation to Town Meeting. Vote 5-0-0

*- The final motion under Article 39 includes no proposed zoning amendments so no action of the Planning Board is necessary.*

**Article 28 – Amend Zoning Bylaws to allow Indoor Amusement or Recreational Uses in Industrial Zoning Districts by Special Permit**

The Planning Board reviewed Article 28 at its meetings of September 20, 26, October 3, and continued to October 17. As of the date of this report, the Board voted to recommend **Favorable Action** on the motion provided as noted below. Vote 4-1-0

*- Adding Indoor Amusement/Recreational Uses to the East Natick Industrial Park is beneficial, with a limitation of a 0.1 FAR, to complement the mix of commercial and industrial uses allowed within the Industrial II zoning district. An FAR of 0.1 is essential to the success of this motion/use since it will provide for this use to be permitted to a limit, so as not to compete with or displace desired commercial/industrial uses permitted within this district.*

**NOTE:** the Planning Board public hearing for this article remains open to allow for the Planning Board to consider potential additional adjustments/changes to the proposed motion that are being discussed by the proponent with the Finance Committee.

**Article 32 – Amend Zoning Bylaws for Inclusionary Affordable Housing Requirements**

The Planning Board reviewed Article 32 at its meetings of September 20, 26, October 3, and continued to October 17. As of the date of this report, the Board voted to recommend **Favorable Action** on the motion provided. Vote 5-0-0

*- Affordable housing is essential to promote and require as part of future housing project in Natick for multiple reasons, including encouraging a diverse mix of housing options for an economically diverse population and ensuring compliance with MGL 40B. The proposed Inclusionary Zoning Bylaw centralizing the existing affordable housing requirements in the existing Zoning Bylaw into one new section, while adding to and strengthening the affordable housing requirements.*

**NOTE:** the Planning Board public hearing for this article remains open to allow for the Planning Board to consider potential additional adjustments/changes to the proposed motion that are being discussed by the proponent with the Finance Committee. Prior to this being heard by Town Meeting, the Board anticipates distributing the final language of the proposed zoning amendment to Town Meeting members.

**Article 34 – Amend Historic Preservation Zoning Bylaws**

The Planning Board reviewed Article 34 at its meeting of October 3 and continued to October 17. As of the date of this report, the Board voted to recommend **Refer to Sponsor** on the motion provided. Vote 5-0-0

*- Conceptually, the proposed amendment is valuable to consider ensuring the flexible application of the Historic Preservation Bylaw on historically significant properties in Town. However, the bylaw amendment as proposed lacks clarity and limits, with little direction to the Planning Board on how to fairly and equitably apply the bylaw to projects throughout Town.*

**NOTE:** the Planning Board public hearing for this article remains open to allow for the Planning Board to consider potential additional adjustments/changes to the proposed motion that are being considered.