NATICK SELECT BOARD

AGENDA

Edward H. Dlott Meeting Room, Natick Town Hall, 13 East Central Street, Natick, MA 01760 and via Zoom

Wednesday, October 15, 2025
6:00 PM

https://zoom.us/j/91200224901?pwd=N1B1NVFjRUJxNUtuZkVyRkVJUStldz09
Meeting ID: 912 0022 4901 Passcode: 920750 Mobile: 301-715-8592

Agenda Posted Friday October 10, 2025 at 12:00PM
(The times listed are approximate. Agenda items will be addressed in an order determined by the Chair.)

1. **6:00PM OPEN SESSION AND CALL TO ORDER**

2. **6:00PM ANNOUNCEMENTS**

   A. Determination of Compliance with MBTA Communities Law

   B. Natick Awarded Community One Stop for Growth Program Grant

   C. Water Usage Tracking -- Aimed at education & My360 tutorial (at Community Senior Center, Tuesday 10/28 11-12PM)

3. **PUBLIC SPEAK**
   Any individual may raise an issue that is not included on tonight's agenda, and it will be taken under advisement by the Board. There will be no opportunity for debate during this portion of the meeting due to the requirements of Open Meeting Law. This section of the agenda is limited to ten minutes, and any individual addressing the Board during this section of the agenda shall be limited to three minutes

4. **6:05PM APPOINTMENTS**

   A. Interviews for the Community Preservation Committee - 2 seats for terms expiring June, 30 2028
   - Bill Ramage
   - Jose Montemayor
   - Joshua Salvi

5. **6:35PM PROCLAMATIONS**

   A. Dave Moores Proclamation

6. **6:45PM DISCUSSION AND DECISION**

   A. Update on 5 Auburn from Developer

   B. Monthly Johnson Speak

   C. Public Hearing: AMVETS Post 79 application for S.12 to allow for outdoor

seating

D. Continued Hearing: Gatsby's Chop House, LLC S.12 All Alcohol on Premise License - License not in use

E. Discussion of FlashVote Survey Results (TOPIC: Meetings)

F. Select Board 2026 Annual Calendar

G. Update on Gazebo Maintenance Project

H. Easement Relocation Across 69 East Central Street

I. Discussion and Vote to Authorize Kathryn Coughlin to Submit Testimony Regarding the Municipal Empowerment Act

J. Downtown Parking Requests

7. 8:55PM CONSENT AGENDA

A. Approve Meeting Minutes for 10/3/25, 9/29/25, 6/25/25, and 6/18/25,

B. Approve Natick Center Cultural District's request for 2-hour free parking from November 28, 2025 - January 2, 2026

C. Approve Massachusetts Bay Transportaion Authority's Request to Occupy a Public Way 11/1-2/25 and 11/8-9/25 for Shuttle Services

D. Approve Blisspoint Meadery's application for a Farmers Market permit

8. TOWN ADMINISTRATOR UPDATES

9. SELECT BOARD'S UPDATES

10. 9:00PM ADJOURNMENT

Agenda posted in accordance with Provisions of M.G.L. Chapter 30, Sections 18-25.

Meeting Recorded by Natick Pegasus

DATE: October 15, 2025
ITEM TYPE: Recommendation
MEETING BODY: Select Board

ITEM A
Determination of Compliance with MBTA Communities Law

ITEM SUMMARY:

BACKGROUND INFORMATION:

RECOMMENDATION:

ATTACHMENTS:
Natick - Determination of Compliance 2025.pdf

Via Email: jerrickson@natickma.org

September 26, 2025

James Errickson, Town Administrator
13 East Central Street
Natick, MA 01760

Re: Natick - Determination of Compliance with Section 3A of the Zoning Act (Section 3A)

Dear Town Administrator Errickson:

Congratulations! The Executive Office of Housing and Livable Communities (EOHLC) reviewed the district compliance application for the Town of Natick's Center Gateway, Downtown Mixed Use, and Residential General zoning districts (together, the "District"). After careful review and analysis, EOHLC determined that Natick is **compliant** with Section 3A and 760 CMR 72.00 (the Regulations). EOHLC recognizes the diligent work performed by the Town of Natick to meet the requirements of the MBTA Communities Law.

Please note that this determination of compliance by EOHLC qualifies Natick for the MBTA Communities Catalyst Fund. You can learn more about this grant program at the MBTA Communities Catalyst Fund website. This grant program is a part of the Community One Stop for Growth, a single application portal and collaborative review process. Contact EOHLCMBTACommCatalyst@mass.gov with questions.

Natick is designated a Commuter Rail community with 15,680 existing housing units per the 2020 United States Decennial Census. The Town is required to have a district with a minimum land area of 50 acres, and a minimum multi-family unit capacity of 2,352 units. At least seventy-five percent (75%) of the Town's requirements must be met within ½ mile of transit stations.

EOHLC conducted a thorough review of the application, and made the following determinations:

1. The District comprises **266.2 acres**.
2. As of right multi-family unit capacity for the District is estimated at **4,293 units**.
3. The gross density of the District is estimated at **19 units per acre.**
4. **At least fifty percent (50%)** of the District is one contiguous land area.
5. **At least seventy-five percent (75%)** of the required District land area and estimated unit capacity is within transit station areas.

6. The multi-family housing allowed as of right in the District is suitable for families with children pursuant to Section 3A and Section 72.07 of the Regulations.
7. There are no dimensional zoning requirements not captured by the compliance model that are likely to substantially affect the District's estimated multi-family unit capacity.
8. Twenty-five percent (25%) or less of the minimum unit capacity requirement is satisfied by a "Mandatory Mixed Use" (MMU) area pursuant to 72.05(c) of the Regulations.
9. Taken as a whole, the District meets the land area, multi-family unit capacity, gross density, and contiguity requirements of Section 3A and the Regulations.

The following table shows the **required** District minimums, the estimates **submitted** in the District application, and estimates as **determined** by EOHLC following its review:

	Required	**Submitted**	**Determined**
Land area (acres)	50	309.7	266.2
Multi-family unit capacity (units)	2,352	6,551	4,293
Gross density (units per acre)	15	29.2	19
One 50% contiguous area	Yes	Yes	Yes

EOHLC identified the following discrepancies from the **submitted area, unit capacity and gross density metrics**:

- The final compliance model submitted by the Town included all parcels being used for the District, including those subjected to MMU. EOHLC removed the MMU parcels from the submitted compliance model and analyzed those parcels in a separate MMU compliance model as required by the Regulations.

- Unit capacity: The submitted compliance model included parcels in the Residential General district that were being used for compliance in other districts or subdistricts. EOHLC corrected the parcel data in each district or subdistrict according to the submitted zoning map. Due to these corrections, the estimated unit capacity decreased from 6,551 units to 4,293 units.

- Gross density: Accounting for the changes in unit capacity, the gross density decreased from 29.2 units per acre to 19 units per acre.

EOHLC identified the following **additional factor** that could affect as of right multi-family housing development in the District:

- Section III-J Historic Preservation of Natick's zoning bylaws requires a special permit for "re-use, construction, and occupancy of buildings, and structures relating to qualifying buildings" where there is a determination by the State Historical Commission "that the building or structure is eligible for nomination on the National Register of Historic Places, or is already included in such." This requirement introduces the possibility of multi-family housing development in the District requiring a special permit. EOHLC cautions the Town against subjecting multi-family housing in the District to special permit requirements and advises

the Town to review proposed projects in a nondiscretionary manner consistent with the requirements of G.L. c. 40A Sections 1A and 3A.

Please note that continued district compliance is **subject to** the following requirements:

- Municipalities must notify EOHLC in writing of any proposed or active zoning amendment that affects the district, or of any other by-law, ordinance, rule, regulation, or municipal action that limits the development of multi-family housing in the District. This notification must be sent to EOHLC3A@mass.gov prior to any planning board public hearing on the proposed zoning amendment.

- EOHLC may establish a system to monitor compliance over time to ensure that approved districts allow multi-family housing in accordance with the criteria under which they were approved.

- EOHLC may rescind a determination of district compliance or require changes to the District to remain in compliance pursuant to Section 72.10 of the Regulations, or if it becomes aware of additional information not identified in this compliance review that would render the District noncompliant with Section 3A.

- Any permitting conducted in connection with the additional factor listed above must not effectively reduce the estimated multi-family unit capacity of the District. If permitting processes such as site plan review effectively reduce the estimated multi-family unit capacity of the District, EOHLC may reevaluate Natick's compliance with Section 3A, and may require the Town to remedy any deficiency with amendments to its zoning.

While housing production is not required, EOHLC is eager to hear about multi-family developments in your District. Please share permit activity with us at EOHLC3A@mass.gov.
If you have questions or need further assistance regarding this determination, please contact MBTA Communities Compliance Coordinator Nathan Carlucci, at nathan.carlucci@mass.gov.

Sincerely,



Edward M. Augustus, Jr.
Secretary

cc: Senate President Karen Spilka, Karen.Spilka@masenate.gov
Representative David Linsky, David.Linsky@mahouse.gov
Amanda Loomis, Town of Natick, aloomis@natickma.org

DATE: October 15, 2025
ITEM TYPE: Recommendation
MEETING BODY: Select Board

ITEM B

Natick Awarded Community One Stop for Growth Program Grant

ITEM SUMMARY:

BACKGROUND INFORMATION:

RECOMMENDATION:

ATTACHMENTS:

DATE: October 15, 2025
ITEM TYPE: Recommendation
MEETING BODY: Select Board

ITEM C

Water Usage Tracking -- Aimed at education & My360 tutorial (at Community Senior Center, Tuesday 10/28 11-12PM)

ITEM SUMMARY:

BACKGROUND INFORMATION:

RECOMMENDATION:

ATTACHMENTS:

DATE: October 15, 2025
ITEM TYPE: Recommendation
MEETING BODY: Select Board

ITEM A

Interviews for the Community Preservation Committee - 2 seats for terms expiring June, 30 2028

ITEM SUMMARY:

BACKGROUND INFORMATION:

RECOMMENDATION:

ATTACHMENTS:

CPC Applicants 2025.pdf

Profile

Jose
First Name

A
Middle Initial

Montemayor
Last Name

Email Address

Street Address

Suite or Apt

City

State

Postal Code

What Precinct do you live in? *

☑ Precinct 10

Primary Phone

Alternate Phone

ScrubaDub Auto Wash Centers Inc
Employer

CFO
Job Title

Applicants are encouraged to attend or read the minutes of several meetings of the body to which they are applying, if possible.

Which Boards would you like to apply for?

Community Preservation Committee: Submitted

Are you a registered voter in the Town of Natick?

◉ Yes ○ No

Have you ever attended a Natick town meeting?

○ Yes ◉ No

Have you ever served on a board, committee, or commission in the Town of Natick?

○ Yes ◉ No

If yes, please list name(s) of board, committee or commissions, along with date(s) of service:

My wife was a Town Meeting member.

Have you attended a Natick 101 Session

◉ Yes ○ No

Interests & Experiences

Why are you interested in serving on a board or commission? Are there any changes you would like to see to these boards, committees and/or commissions?

I have enjoyed my first term on the committee. I believe my business and real estate background has been helpful in analyzing the merit of CPA fund proposals.

Please list any skills or specialized knowledge you can bring to these boards, committees and/or commissions.

I have 30+ years of professional financial experience. This includes extensive accounting and banking knowledge. I managed 2000+ leased commercial and residential units for Boston University (1983-2000). I also have 6 years experience working for a Boston based residential and commercial condominium developer (2000-2006). This knowledge of finance and real estate management/development may be valuable to the committee. I have a BSBA from Boston University, and a MBA from University of Michigan Ann Arbor.

Please list any professional affiliations.

Active member - Preservation Worcester. I serve on their Endangered Properties Committee. Member - National Trust for Historic Preservation. Former President - Old House Owner Association.

Let us know what other specialized interests or hobbies you might have.

Collect old pocket watches from the 1860-1930 period. Member of a Pinball collectors group. Love reading about architecture and history.

Applicants are encouraged to upload a resume, accepted file types are listed below.

Resume_0925.pdf

Upload a Resume

JOSE A. MONTEMAYOR

508-479-7920
natick169@gmail.com

169 Union Street
Natick, MA
01760

Profile

Seasoned accounting professional seeks hands-on real estate accounting position.

Skills

- Competent in all aspects of accounting, including accounts receivable, accounts payable, payroll, and general ledger. Expert with budgeting, coordinating with auditors and preparing financial statements;
- Comprehensive human resource management experience, including hiring personnel, terminations, grievance resolution, and benefits administration;
- Excel at cash management, including budgeting, identifying best uses of resources, improving efficiencies and controlling costs;
- Commercial and residential lease administration experience, including writing leases, rent escalations, CAM billing, and managing tenant relations.

Professional Experience

Scrubadub Auto Wash Centers, Inc. **2008 - Present**

CFO: Manage accounting, treasury, risk management and human resource responsibilities for a $70M privately held company. Achievements include improving month-end close process, instituting new payroll systems, implementing competitive bid process of major vendors to achieve meaningful savings for the company.

Raymond Property Company **2000 - 2008**

Controller: Managed accounting staff for a privately held Boston real estate owner and developer. Development projects ranged from $30M to $150M. Completed accounting for several real estate entities including LLCs and condominium trusts.

Boston University Corporate Education Center **1996 - 2000**

Director of Finance & Administration: Managed accounting staff for a for-profit training division of Boston University. Managed all human resources responsibilities for this five facility, 250 employee company with $25M in annual sales.

Boston University Rental Property Management Office **1989 - 1996**

Assistant Director/Finance: Managed accounting staff for real estate division of Boston University. Implemented new accounting systems, completed annual and quarterly budgeting, managed commercial and residential leases for 1,500 tenants.

Education

University of Michigan Ann Arbor — MBA
Boston University School of Management - BSBA Accounting

Affiliations

Natick Community Preservation Committee Member 2023-2025
Preservation Worcester Member 2020-2025
Eliot Church Parsonage Committee Chairperson 2025

Professional References

Paul Bertonassi
Vice President, Scrubadub Auto Wash Centers Inc.
Cell: 508-254-3234

Charles V. Reed
Chief Executive Officer, Raymond Property Company
Cell: 617-922-3408

Rebecca Mattson
President, Raymond Property Company
Cell: 617-922-3409

Richard Freeman
Director of Sales, Boston University Corporate Education Center
Office: 781-784-572

Personal Reference

Kevin J. Lorenc
Director of Worldwide Communications, Mathworks
Cell: 508-202-5708

Profile

Bill
First Name

Middle Initial

Ramage
Last Name

Email Address

Street Address

Suite or Apt

City

State

Postal Code

What Precinct do you live in? *

☑ Precinct 4

Primary Phone

Alternate Phone

Retired
Employer

Job Title

Applicants are encouraged to attend or read the minutes of several meetings of the body to which they are applying, if possible.

Which Boards would you like to apply for?

Community Preservation Committee: Submitted

Are you a registered voter in the Town of Natick?

◉ Yes ○ No

Have you ever attended a Natick town meeting?

◉ Yes ○ No

Have you ever served on a board, committee, or commission in the Town of Natick?

◉ Yes ○ No

If yes, please list name(s) of board, committee or commissions, along with date(s) of service:

Member - Town Meeting 2022 Member and Chair - Community Preservation Committee (inception to date)

Have you attended a Natick 101 Session

○ Yes ◉ No

Interests & Experiences

Why are you interested in serving on a board or commission? Are there any changes you would like to see to these boards, committees and/or commissions?

To the Select Board: It has been a pleasure to serve on the Community Preservation Committee as it began it's work as a new Committee in Natick. In the last two years we have made much progress and are excited to be able to bring several projects to the FATM. However we still have a lot to do. We need to reevaluate our processes and continue to reach out to potential applicants to encourage them to apply for CPA funding. Therefore I am asking the Select Board to renew my appointment to the CPC for another term. Thank you for your consideration. Bill Ramage PS: I left my initial application as is if you wish to review my initial thoughts on the CPA and service on the CPC. I moved to Natick in August of 2014 to be closer to my daughter and two granddaughters. I soon met Pat Conaway and began helping him “keep Natick beautiful”. Thorough my granddaughters I got to know the Natick Public Schools and the great work they are doing (my personal knowledge relates to Lilja and Wilson). I joined the Natick Historical Society and became aware of the rich history of this area. Seeing a possibility to learn more about Natick and give back to my community I ran for and was elected to Town Meeting in 2022. Being retired I have the time and talents to help the CPC develop the processes and procedures needed to ensure the CPA funds the Town receives in the future are deployed to provide the greatest good to the taxpayers of Natick.

Please list any skills or specialized knowledge you can bring to these boards, committees and/or commissions.

I believe my professional experience and volunteer activities uniquely qualify me to provide a big picture perspective on the critically important work of this brand new committee. I expect the committee will get multiple conflicting demands for limited resources. Before we can objectively evaluate these funding requests the committee will need to develop a process and procedures to determine how we pick and choose the best projects for funding, while considering both short and long term goals and funding needs. As detailed below I have experience in all three areas the CPA identifies for potential funding. As a professional auditor and internal auditor I am well qualified to look at competing projects with an eye toward which projects will bring the greatest benefit to the Town at the lowest cost. My professional experience included training in a variety of skills that I will bring to the CPC. These include keeping an independent and objective attitude and how good internal controls and processes support the achievement of identified goals. I often worked in environments where the auditors were tolerated but not welcomed. Our work had to be fully supported and clearly written to gain acceptance. As a result, the focus was always on compliance and assessing whether or not the program was effective in achieving its goals. While living near Albany, New York I served as a volunteer board member at the Albany County Historical Association and on the Board of Support Ministries for Persons with HIV/AIDS. The Albany County Historical Association owns and maintains an historic home in Albany, New York. I served as treasurer of that board for several years and understand the value of historic buildings and what they bring to the community. The Historical Association had a small operating budget and it was important to get as much value as we could from each dollar. I also served as treasurer on the board of Support Ministries which provides housing for persons who are homeless or at risk of homelessness. During that time being homeless with HIV/AIDS was tantamount to a death sentence. Having access to a stable housing environment was literally a life saver. Support Ministries was funded largely by a state grant, and compliance with state rules and regulations was critical. After moving to Natick to be near my daughter and granddaughters I continued to volunteer in a variety of areas. I was a founding member of Renewable Natick, an organization that formed to encourage Natick to be more sustainable. I have a love of open spaces and met and worked with Pat Conaway. Pat and I tackled some nasty Japanese Knotweed in Pegan Cove and I have continued that work for the last 8 years. More recently I have served as an official trail steward at Pegan Cove working with the Trails and Forest Stewardship Committee. I am a founding member of EcoNatick, the organization that reinvented “Earth Day All Around Natick”, and I serve on the board of Keep Natick Beautiful. I put my financial skills to work as the Executive Financial Officer of the First Congregational Church of Natick, chairing the Finance Team. The team is responsible for developing the annual budget for the church for approval by the congregation and monitors the church’s finances during the year. I was treasurer of the very successful Capital Campaign the church conducted in 2021-22, during Covid and without a settled pastor.

Please list any professional affiliations.

I earned my Certified Public Accountant certification while working for a national CPA firm and later became a Certified Internal Auditor while employed by the State of New York. Both of these certifications required continuing education credits and I kept current in all areas while I was employed by New York. I was an active member of local chapters of both the Association of Government Accountants and the Institute of Internal Auditors.

Let us know what other specialized interests or hobbies you might have.

As mentioned above I spend a good deal of time supporting EcoNatick, Keep Natick Beautiful, performing trail steward responsibilities at Pegan Cove and supporting the First Congregational Church of Natick. I keep up with local news and events through Coffee With a Purpose, and serve on the advisory group that supports the organization. I am looking forward to using my time, talents and passion to continue to give back to the Town of Natick if you offer me the chance to serve on the CPA Committee. Thank you for your consideration of my application.

Applicants are encouraged to upload a resume, accepted file types are listed below.

CPA_Resume_-_8-4-2025.docx

Upload a Resume

Robert (Bill) Ramage

14 Bellevue Road, Natick, MA 01760
(District 4)
Cell (508) 656-9834
Resume

Education:

Cornell University – BS and MBA

Major work Experience

National CPA firm – 2 ½ years

State of New York – 30 years

Worked as an accountant, auditor, manager and Director of Internal Audit for:

Office of the State Comptroller
Department of Mental Hygiene
Office of Mental Health
Department of Social Services
Office of Children and Family Services

During my 30 years working as a public servant for the State of New York I learned to be the 'Voice' of the taxpayer. The approach when I audited state agencies was to ensure the state taxpayer was getting the best value for appropriated money provided to the agency. Agencies audited included certain programs at the Department of Labor, the Division of State Police and the Department of Mental Hygiene. I was hired by the Department of Mental Hygiene as their first Director of Internal Audit where I directed a staff of auditors who reviewed contracts with Mental Health providers to ensure compliance with agency rules and regulations. At the Department of Social Services (DSS) I worked with a small army of auditors who audited Medicaid providers suspected of committing Medicaid fraud. During my time at DSS I served as director of a staff of 20 who processed hundreds of audits of Nursing Homes in New York. This work resulted in over $20 million of Medicaid over-payments being recovered by the state. I also served for a time as the appointed Director of Internal Audit for the Department of Social Services.

The State University of New York Research Foundation – 6 years

My work at the SUNY Research Foundation was with the audit department. I worked mostly to support the Audit Director of the Research Foundation, a $1 Billion organization responsible for accounting for all Federal Research funds awarded to the 64 Colleges and Universities of the State University of New York. Most of the work at the Research Foundation was to ensure compliance with Federal and State law, rules and regulations.

Professional Certifications:

Certified Public Accountant
Certified Internal Auditor

Professional Associations:

Association of Government Accountants
Institute of Internal Auditors

Voluntary Associations

Board Member and Chair: Natick Community Preservation Committee
Board Member: Upper Hudson Planned Parenthood
Board Member: Albany County Historic Association
Board Member: Support Ministries for Persons with HIV/AIDS
Founding Member: Renewable Natick
Founding Member: EcoNatick
Board Member: Keep Natick Beautiful

References Provided on Request

Profile

Joshua (First Name) | D (Middle Initial) | Salvi (Last Name)

Email Address

Street Address | Suite or Apt

City | State | Postal Code

What Precinct do you live in? *

☑ Precinct 10

Primary Phone | Alternate Phone

Massachusetts General Hospital (Employer) | Physician (Job Title)

Applicants are encouraged to attend or read the minutes of several meetings of the body to which they are applying, if possible.

Which Boards would you like to apply for?

Community Preservation Committee: Submitted

Are you a registered voter in the Town of Natick?

◉ Yes ○ No

Have you ever attended a Natick town meeting?

○ Yes ◉ No

Have you ever served on a board, committee, or commission in the Town of Natick?

○ Yes ◉ No

If yes, please list name(s) of board, committee or commissions, along with date(s) of service:

Have you attended a Natick 101 Session

○ Yes ◉ No

Interests & Experiences

Why are you interested in serving on a board or commission? Are there any changes you would like to see to these boards, committees and/or commissions?

I am moving to Natick in August at the listed address and want to provide services to our community. We are moving from Jamaica Plain and would love to do what we can to be a part of this work.

Please list any skills or specialized knowledge you can bring to these boards, committees and/or commissions.

Medical knowledge, historic restoration, childcare, teaching

Please list any professional affiliations.

Let us know what other specialized interests or hobbies you might have.

Applicants are encouraged to upload a resume, accepted file types are listed below.

CV_Salvi_Joshua_2025.06.04.docx
Upload a Resume

The Faculty of Medicine of Harvard University
Curriculum Vitae

Date Prepared: June 4, 2025

Name: **Joshua Damian Salvi**

Office Address: 15 Parkman Street, WACC 812, Boston, MA, 02114

Work Phone: [Voicemail] (617) 724-6300 x111-133-0092
[Mobile] (717) 515-6203

Work Email: jsalvi@mgh.harvard.edu

Education:

2005 – 2009	B.S. with Honors *Summa cum laude* *Student Marshal*	Biomedical Engineering Thesis Advisors: Peter J. Butler and Henry J. Donahue	The Pennsylvania State University
2009 – 2018	M.D. with Honors in Service	Medicine	Weill Cornell Medical College
2011 – 2015	Ph.D.	Biophysics and Neuroscience Thesis Advisor: James Hudspeth	The Rockefeller University

Postdoctoral Training:

05/2015 – 09/2016	Postdoctoral Fellow	Howard Hughes Medical Institute and Laboratory of Sensory Neuroscience, James Hudspeth	The Rockefeller University
06/2018 – 06/2019	Intern	Department of Medicine	Massachusetts General Hospital
06/2018 – 06/2022	Resident	Department of Psychiatry	Massachusetts General Hospital and McLean Hospital
02/2021 – 06/2022	Chief Resident	Outpatient Psychiatry Division Department of Psychiatry	Massachusetts General Hospital

Faculty Appointments:

2022 –	Instructor	Psychiatry	Harvard Medical School
2024 –	Adjunct Faculty	MGH Institute of Health Professions	Massachusetts General Hospital

Appointments at Hospitals/Affiliated Institutions:

2022 –	Psychiatrist	Psychiatry	Massachusetts General Hospital

Other Professional Positions:

2014 –	Co-Founder, Partner, and Curator of Clinical Imaging (5 hours/month)	Neurodome	
2016	Grass Fellow	Grass Foundation	The Marine Biological Laboratory

Major Administrative Leadership Positions:

Local

2009 – 2011	Board Member and Insurance Chair Weill Cornell Community Clinic	Weill Cornell Medical College
2011 – 2013	Executive Director Weill Cornell Community Clinic	Weill Cornell Medical College
2022 –	Associate Director, Psychiatric Studies Translational Research Center	Massachusetts General Hospital
2022 –	Associate Program Director MGH/McLean Adult Psychiatry Residency Program	Massachusetts General Hospital
2022 –	Director MGH/McLean Physician Scientist Training Program	Massachusetts General Hospital
2023 –	Assistant Medical Director Center for OCD and Related Disorders	Massachusetts General Hospital

Committee Service:

Local

2018 – 2020	Curriculum Committee, Department of Psychiatry	Massachusetts General Hospital and McLean Hospital
2024 –	Education Task Force, Mass General Brigham Psychiatry Academic Medical Centers	Mass General Brigham
2025 –	Educational Policy and Curriculum Committee (EPCC)	Harvard Medical School

National

2022 –	Neuroscience Education Committee	American Association of Directors of Psychiatry Residency Training (AADPRT)

Professional Societies:

2010 –	American Medical Association

2011 –	Society for Neuroscience	
2012 –	Biophysical Society	
2016 –	American Psychiatric Association	
	2020-2022	Leadership Fellow
2018 –	Alpha Omega Alpha Honor Society	
2022 –	American Association of Directors of Psychiatry Residency Training	

Honors and Prizes:

2007, 2008	Evan Pugh Scholar	The Pennsylvania State University	Placement in the upper 0.5% of the Junior and Senior classes
2009	John W. White Graduate Fellowship	The Pennsylvania State University	Academic excellence
2013	Marcus M. Reidenberg Award in Community Service	Weill Cornell Medical College	Achievement by leading an organization for community service
2018	The Richard N. Kohl Prize for Excellence in Psychiatry	Weill Cornell Medical College	Highest achievement in Psychiatry during medical school
2018	The Leonard P. Tow Humanism in Medicine Award	Weill Cornell Medical College	Awarded to one medical student for humanism in medicine. Co-awarded by the Arnold P. Gold Foundation.
2018	The John Metcalf Polk Prize	Weill Cornell Medical College	Highest academic achievement in medical school
2020	APA Leadership Fellowship	American Psychiatric Association	Awarded to psychiatry residents to develop national leaders in psychiatry
2020	Outstanding Resident Award (ORAP)	National Institute of Mental Health (NIMH)	Recognizes psychiatry residents with outstanding academic and research potential
2022	David Dybdal Award	MGH/McLean	Awarded to the resident who captures the spirit of the

residency program

Report of Funded and Unfunded Projects

Past

2013 – 2017 Investigating the hair-bundle state space in an exploration of inner-ear tuning
National Institute on Deafness and Other Communication Disorders (NIDCD)
F30 NRSA Fellowship
Grant Number: F30DC013468
Role: Principal Investigator
Description: Examination of the dynamical properties of hair bundle mechanics using micromechanics and dynamical-systems modeling.

2021 – 2022 Genomics of Computationally Defined Phenotypes for Repetitive and Ritualistic Behaviors
Stanley Center for Psychiatric Research, Broad Institute
Pamela Sklar Psychiatric Genetics and Neuroscience Fellowship
Role: Principal Investigator
Description: Computational, genomic, neuroimaging, and behavioral study of ritualized behaviors and response to both psychopharmacology and psychotherapy in subjects with obsessive-compulsive disorder

2022 – 2023 Study to Assess the Efficacy and Safety of NBI-1065845 in Adults with Major Depressive Disorder (MDD)
Neurocrine Biosciences
Role: Co-Investigator (PI: Amit Anand)
Description: Industry-sponsored clinical trial assessing the efficacy, pharmacokinetics, and safety profile of a positive allosteric AMPA modulator for subjects with treatment-resistant depression.

2022 – 2023 Safety, Tolerability, and Pharmacokinetics Study of MK-8189 in Participants with Schizophrenia and Healthy Participants (MK-8189-011)
Merck Clinical Trials
Role: Sub-Investigator (PI: Rick Mofsen)
Description: Industry-sponsored clinical trial assessing the safety and pharmacokinetic profile of a novel treatment for subjects with an acute episode of schizophrenia.

Funded Current Projects

2022 – 2026 Study to Evaluate the Efficacy, Safety, and Tolerability of Luvadaxistat in Participants with Cognitive Impairment Associated with Schizophrenia
Neurocrine Biosciences
Direct Costs: $30,000/subject
Role: Principal Investigator
Description: Industry-sponsored clinical trial examining the effectiveness, pharmacokinetics, and safety profile of luvadaxistat for the treatment of cognitive impairment in schizophrenia.

2024 – 2029 Fostering Research Mentorship and Training During Psychiatry Residency
National Institute of Mental Health (NIMH)
R25 Training Grant
Grant Number: R25MH135837
Direct Costs: $1,000,000 over 5 years
Role: Co-Principal Investigator (Co-PIs: Maurizio Fava, Kerry Ressler, Isabel Lagomasino)

Description: Training grant to support psychiatry residents in a mentored research track at MGH and McLean Hospital

2024 – 2027	Facilitation of Extinction Retention and Reconsolidation Blockade by IV Allopregnanolone in PTSD National Institute of Mental Health (NIMH) R01 Research Grant Grant Number: R01MH122867 Role: Co-Investigator (PI: Ann Rasmusson) Description: Randomized clinical trial examining the effects of allopregnanolone, a hormone implicated in stress response and arousal, on the severity and risk of PTSD and its physiological impacts.
2024 – 2028	Evaluation of the safety/tolerability, PK, and efficacy of FREE001 in adults with TRD Freedom Biosciences Direct Costs: $80,000/subject Role: Principal Investigator Description: Industry-sponsored clinical trial assessing the efficacy, pharmacokinetics, and safety profile of an augmenting agent for management of treatment-resistant depression.
2024 – 2028	A Phase 2 Randomized, Double-Blind, Placebo-Controlled Study of ABX 002 for the Adjunctive Treatment of Major Depressive Disorder Autobahn Therapeutics Direct Costs: $50,000/subject Role: Principal Investigator Description: Industry-sponsored clinical trial assessing the efficacy and safety profile of a thyroid hormone analog as an adjunctive treatment for subjects with major depressive disorder.
2025 – 2029	A Phase 1b, Randomized, Double-blind, Sponsor-Unblinded, Placebo-Controlled 4-Way Crossover Study to Evaluate Efficacy, Safety, Tolerability, and Pharmacokinetics of JZP441 in Participants with Narcolepsy Type 1 Jazz Pharmaceuticals Direct Costs: $60,000/subject Role: Principal Investigator Description: Industry-sponsored clinical trial assessing the efficacy, pharmacokinetics, safety profile, and impact on sleep architecture of a novel treatment for type 1 narcolepsy.

Unfunded Current Projects

2020 –	Deep phenotyping in obsessive-compulsive disorder Role: Co-Investigator (PI: Justin Baker) Description: Dynamical-systems modeling of behavioral phenotypes in obsessive-compulsive disorder.

Report of Local Teaching and Training

Teaching of Students in Courses:

2014 – 2016	Biological Statistics Graduate course	The Rockefeller University 10 hours/week
2022 –	Instructor	Harvard Medical School

	Mind, Brain, and Behavior Course	80 hours/year

Formal Teaching of Residents, Clinical Fellows and Research Fellows (post-docs):

2022 –	The Art of Psychopharmacology PGY-2 Psychiatry Residents	Massachusetts General Hospital 6 one-hour lectures
2023 –	OCD Selective PGY-3 Psychiatry Residents	Massachusetts General Hospital 4 hours/week, 2 weeks per month

Clinical Supervisory and Training Responsibilities:

2022 –	Attending Supervisor, Resident Clinic Department: Outpatient Psychiatry Division Levels: PGY-2, PGY-3, and PGY-4 Residents	Massachusetts General Hospital 5 hours/week
2022 –	Center for OCD and Related Disorders Department: Outpatient Psychiatry Division Level: Psychiatric Nurse Practitioner Students (1 student per block throughout the year)	Massachusetts General Hospital 4 hours/week
2022 –	Clinical Supervisor, Resident Clinic Department: Outpatient Psychiatry Division Levels: PGY-2 and PGY-3 Residents (1-2 residents per semester)	Massachusetts General Hospital 1 hour/week per resident

Research Supervisory and Training Responsibilities:

2011 – 2016	Rotation Mentor Graduate students	The Rockefeller University 5 hours/week
2015	Summer Science Research Program High school students	The Rockefeller University 2 hours/week
2015 – 2016	Summer Undergraduate Research Fellowship (SURF) Program Undergraduate students	The Rockefeller University 5 hours/week
2022 –	Supervision of postdoctoral research fellows (average of 1-2 fellows per year)	Massachusetts General Hospital 1:1 supervision, 1 hour/week per fellow

Formally Mentored Harvard Students (Medical, Dental, Graduate, and Undergraduate):

2022 – 2024 Vincent Holstein, MD, PhD
Conducted research with me through the McLean Institute for Technology in Psychiatry. Provided supervision during his postdoctoral training. I co-mentored him with Dr. Justin Baker at McLean Hospital.

2022 – David R Coelho, MD
Currently assisting me in both my clinical and research commitments in the MGH Department of Psychiatry and in collaboration with co-mentors in the Harvard T.H. Chan School of Public Health. Research investigations have led to multiple publications and presentations as indicated below, and we currently have another four manuscripts in preparation or submitted.

Local Invited Presentations:

☒ *No presentations below were sponsored by 3rd parties/outside entities*
☐ *Those presentations below sponsored by outside entities are so noted and the sponsor(s) is (are) identified.*

2017 Health and Medical Data Science, Workshop Leader
Future of Care Annual Conference
Weill Cornell Medical College and The Rockefeller University, New York, NY

2019 "A 66-Year-Old Man with Pancytopenia and Rash"
NEJM Clinicopathological Conference
Department of Medicine, Massachusetts General Hospital

2021 "Empathy and Psychiatry"
Psychosomatic Conference
Department of Psychiatry, Massachusetts General Hospital

2021 "Phenethylamines We Know and Love"
Psychosomatic Conference
Department of Psychiatry, Massachusetts General Hospital

Report of Regional, National and International Invited Teaching and Presentations

☒ *No presentations below were sponsored by 3rd parties/outside entities*
☐ *Those presentations below sponsored by outside entities are so noted and the sponsor(s) is (are) identified.*

International

2016 Kinocilia Actively Augment Mechanosensation by the Lateral-line System
Brain and Spine Institute (Institut du Cerveau et de la Moelle epinere, ICM)
Invited Presentation
Paris, France

Report of Clinical Activities and Innovations

Current Licensure and Certification:

2020 –	Massachusetts Medical License
2022 –	Psychiatry Certification, American Board of Psychiatry and Neurology (ABPN)

Practice Activities:

2022 –	Psychiatrist	Center for OCD and Related Disorders (CORD) Massachusetts General Hospital	Outpatient Psychiatry 12 hours/week
2022 –	Psychiatrist	Inpatient Psychiatric Service Massachusetts General Hospital	Inpatient Psychiatry 8 hours/week
2022 –	Attending Psychiatrist	Resident Clinic Outpatient Psychiatry Division Massachusetts General Hospital	Outpatient Psychiatry 4 hours/week
2022 –	Clinical Investigator	Clinical Trials Network and Institute (CTNI) Massachusetts General Hospital	Clinical Evaluation 8 hours/week

Clinical Innovations:

Psychiatric calculator development with MDCalc MDCalc calculators (2017 –)	I developed multiple calculators for the assessment of depression, anxiety, and suicidality with MDCalc, a resource that is used internationally. I worked on these independently prior to submission, and the calculators have now been used regularly by clinicians across the country per their metrics. Example calculators include the Montgomery-Asberg Depression Rating Scale (MADRS) and the Columbia Suicide Severity Rating Scale (C-SSRS).
Inpatient clinical reports generation at McLean Hospital (2018 –)	Working with a team of clinicians and researchers, I developed a system to automate reports gathered from both the electronic health record and wrist actigraphy measurements. Data in the report include a graph of scheduled and as-needed medications administered, plots of illness severity scales, visualization of the mental status examinations, and both activity and sleep measurements drawn from wrist actigraphs. These are automatically sent to the clinical team each morning. Attendings reported that these reports have now become an essential part of their morning rounds and have led to improved patient outcomes.
Improved transfer workflow in the MGH Resident Clinic (2021 –)	While in residency and serving as the Outpatient Chief Resident, I developed a system to assess patient complexity and acuity for resident caseloads, alongside automatic reporting of diagnostic diversity, medication management by class, and common issues encountered in the resident-patient alliance. Developed in 2021, this model continues to be used each year to improve the quality of care and education in our Resident Clinic within the MGH Outpatient Psychiatry Division. I continue to liaison with the directors of the Resident Clinic to assess and improve upon this workflow.
AADPRT Artificial Intelligence Task Force (2023 –)	Working with a team of training directors across the country, I am helping to develop a set of guidelines for the clinical practice and teaching of artificial intelligence in psychiatry residency programs. We remain in the midst of

	collecting further data, but I am hopeful after joining the Task Force in March 2025 that we will be able to build a clinician toolkit for the use of artificial intelligence in the clinical practice of psychiatry.
Development of workflow for collaborative care between Dermatology and Psychiatry (2024 –)	Working within my clinic at the MGH Center for OCD and Related Disorders (CORD), I found that we struggled to provide comprehensive care to patients with, for example, excoriation (skin-picking) disorder. I identified a leader in this field at Brigham and Women's Hospital, and together we developed a workflow to provide dermatologic consultation to our patients with excoriation disorder and other psychodermatologic conditions such as parasitosis, trichotillomania, subtypes of OCD, and body dysmorphic disorder. Our group has referred numerous patients as part of this workflow, and their care has been greatly enhanced as a result.

Report of Scholarship

Peer-Reviewed Scholarship in print or other media:

Research Investigations

**** Senior author***

1. **Salvi JD**, Lim JY, Donahue HJ. Finite element analysis of fluid flow conditions in cell culture. *Tissue Engineering Part C: Methods.* 2010 Aug; 16(4): 661-670. PMID 19778171. PMCID 2945919.

2. **Salvi JD**, Lim JY, and Donahue HJ. Increased mechanosensitivity of cells cultured on nanotopographies. *Journal of Biomechanics,* 2010 Nov 16; 43(15):3058-3062. Epub 2010 Sep 20. PMID 20851397. PMCID 3614341.

3. Lim JY, Loiselle AE, Lee JS, Zhang JY, **Salvi JD**, Donahue HJ. Optimizing osteogenic potential of adult stem cells for skeletal regeneration. *Journal of Orthopaedic Research.* Nov; 29(11):1627-1633. Epub 2011 Apr 20. PMID 21509820. PMCID 3263698.

4. Patel SH, **Salvi JD**, O'Maoileidigh D, Hudspeth AJ. Frequency-selective exocytosis by ribbon synapses of hair cells in the bullfrog's amphibian papilla. *The Journal of Neuroscience.* 2012 Sep 26; 32(39): 13433-13438. PMID 23015434. PMCID 3468150.

5. **Salvi JD**. Graphic tobacco warning labels: an improper solution? *Lung Cancer: Targets and Therapy.* 2014 Jul 12;5: 33-34. PMID 25558178. PMCID 4280669.

6. Riddle MC, Lin J, Steinman JB, **Salvi JD**, Reynolds MM, Kastor AS, Harris C, Boutin-Foster C. Incorporating the principles of the patient-centered medical home into a student-run free clinic. *Advances in Medical Education and Practice.* 2014 Sept 11 5: 289-297. PMID 25246814. PMCID 4166215.

7. **Salvi JD**, O'Maoileidigh D, Fabella B, Tobin M, Hudspeth AJ. Control of a hair bundle's function by its mechanical load. *Proceedings of the National Academy of Sciences of the United States of America. 2015* Feb 17 112(9): E1000-E1009. PMID 25691749. PMCID 4352782.

8. **Salvi JD**, O'Maoileidigh D, Hudspeth AJ. Identification of bifurcations from direct observations of noisy biological oscillators. *Biophysical Journal.* 2016 Aug 23 111(4): 798-812. PMID 27558723.

9. Azimzadeh JB, **Salvi JD***. Physiological preparation of hair cells from the sacculus of the American bullfrog (*Rana catesbeiana*). *Journal of Visualized Experiments.* 2017 Mar (121), e55380, doi:10.3791/55380. PMID 28362415. **** Senior author.***

10. Gneveda KS, Jacobo AJ, **Salvi JD**, Petelski A, Hudspeth AJ. Mechanical force restricts the growth of the murine utricle. *eLife.* 2017; Jul 25; 6: e25681. doi: 10.7554/eLife.25681. PMID 28742024.

11. Milewski AR, O'Maoileidigh D, **Salvi JD**, Hudspeth AJ. Homeostatic enhancement of sensory transduction. *Proceedings of the National Academy of Sciences of the United States of America*. 2017; Aug 15 114(33): E6794-E6803. doi: 10.1073/pnas.1706242114. PMID 28760949. PMCID 5565450.

12. Olsen ST, Basu I, Bilge MT, Kanabar A, Boggess M, Rockhill AP, Gosai AK, Hahn E, Peled N, Ennis M, Shiff I, Fairbank-Haynes K, **Salvi JD**, Cusin C, Deckersbach T, Williams Z, Baker J, Dougherty DD, Widge AS. Case report of dual-site neurostimulation and chronic recording of cortico-striatal circuitry in a patient with treatment refractory obsessive compulsive disorder. *Frontiers in Human Neuroscience.* 2020; Sep. doi: 10.3389/fnhum.2020.569973

13. Layfield S, Wong SA, Duffy LA, Beauchamp P, Eichi HR, **Salvi JD**, Baker J, Ressler KJ, Yip A. The relationship between sleep disturbance and suicidal thoughts on inpatient psychiatric units. *Biological Psychiatry*. 2022; 91(9): S201-S201.

14. Duffy L, Wong S, Layfield S, Beauchamp P, Eichi HR, **Salvi JD**, Baker J, Ressler KJ, Yip A. Precision psychiatry on adult inpatient psychiatric units: Utilizing patient reported measures and actigraphy data to characterize patient symptomology and outcomes. *Biological Psychiatry*. 2022; 91(9):S201-S202.

15. Yip A, Layfield S, Duff L, Wong S, Chen J, Osman A, Rodriguez-Villa F, Gelda S, Gelwan E, Beauchamp P, Eichi HR, **Salvi JD**, Baker JT, Busch A, Eisen J, Ressler K. Deep phenotyping in routine inpatient psychiatric care: Methods, feasibility, early results, potential applications. *Neuropsychopharmacology*. 2022; 47:255-256.

16. Araujo Coelho D, **Salvi JD**, Viera W, Cassano P. Inflammation in obsessive-compulsive disorder: A literature review and hypothesis-based potential of transcranial photobiomodulation. *Journal of*

Neuroscience Research. 2024; 102(3):e25317.

17. Araujo Coelho D, Yang C, Suriaga A, Manasa J, Bain P, Vieira W, Papatheodorou S, **Salvi JD*.** Efficacy of glutamatergic medications for obsessive-compulsive and related disorders: A systematic review and meta-analysis. JAMA Network Open. 2025;8(1):e2452973; doi:10.1001/jamanetworkopen.2024.52963.
**** Senior author***

18. Araujo Coelho D, Santabarbara JN, Majd M, Vieira WF, De Laney M, Lydston M, Martins-Filho OA, Garcia Bahia-Oliveira LM, **Salvi JD**, Cassano P, Burdick KE. Association Between Inflammatory Markers and Cognitive Function in Adults With Bipolar Disorder: A Systematic Review. *Acta Psychiatrica Scandinavica.* 2025; doi:10.1111/acps.13824

Other peer-reviewed scholarship
**** Senior/Corresponding author***

1. **Salvi JD**, Iqbal M, Kotbi N, Francois D. Successful use of electroconvulsive therapy in the setting of lattice degeneration of the retina. *Primary Care Companion for CNS Disorders.* 2018; Apr 5 20(2):17l02190. PMID 29659212.

2. **Salvi J**. Calculated decisions: Columbia-Suicide Severity Rating Scale (C-SSRS). *Emergency Medicine Practice.* 2019; May 1; 21(5): CD3-4. PMID 31039299**.**

3. McDowell MJ, **Salvi JD*.** Casting light from the shadows: Coping and defenses amidst a pandemic. *Journal of Clinical Psychiatry*. 2020; Jun; 81(4):20com13468. PMID 32558400.
**** Senior Author.***

4. **Salvi JD**, Rauch SR, Baker JT. Behavior as physiology: How dynamical-systems theory could help psychiatry. *American Journal of Psychiatry*. 2021;(9): 791-792. doi: 10.1176/appi.ajp.2020.20081151. PMID 34516231. ****Corresponding Author.***

Proceedings of meetings or other non-peer reviewed scholarship

1. **Salvi JD**, O Maoilideigh D, Fabella B, Tobin M, Hudspeth AJ. Characterization of active hair-bundle motility by a mechanical-load clamp. In*:* Karavitaki KD, Corey DP (eds.) *Mechanics of Hearing: Protein to Perception*. American Institute of Physics, Melville, NY 2015: pp. 030005:1-

5.

2. Milewski AR, O'Maoileidigh D, **Salvi JD**, Hudspeth AJ. Homeostatic enhancement of active mechanotransduction. In: Mechanics of Hearing. In: T*o the Ear and Back Again – Advances in Auditory Biophysics*, Bergevin C, Puria S (eds.) American Institute of Physics, Melville, NY. 2018: pp. 120007:1-6.

3. O'Maoileidigh D, **Salvi JD**, Hudspeth AJ. Signal detection by active, noisy hair bundles. In: Bergevin C, Puria S (eds.) *To the Ear and Back Again – Advances in Auditory Biophysics*, American Institute of Physics, Melville, NY 2018: p. 060002.

Reviews, chapters, monographs and editorials

1. **Salvi J**. Psychiatric Assessment: Commonly Used Rating Scales. In: Taylor JB, Beach SR, and Puckett J (Eds.), *Pocket Psychiatry, 1st Edition.* Philadelphia, PA: Lippincott Williams & Wilkins Company. 2019: 1-9.

2. **Salvi J**. Somatic Therapies: Electroconvulsive Therapy. In: Taylor JB, Beach SR, and Puckett J (Eds.), *Pocket Psychiatry, 1st Edition.* Philadelphia, PA: Lippincott Williams & Wilkins Company. 2019:4-2.

3. **Salvi JD,** Shea T, Schnitzer K. Schizophrenia. In: *Ferri's Clinical Advisor 2023*. Elsevier Health. 2022: 1360.e7-1360.e9.

4. **Salvi JD**. Schizophrenia. In: *Ferri's Clinical Advisor 2024, 1st Edition.* In Press. June 23, 2023.

5. **Salvi JD,** Ipek S, Keuthen NJ, Dougherty DD, Jenike MA, Wilhelm S, Zakhary L. Obsessive-Compulsive and Related Disorders. In: Stern TA, Wilens TE, Fava M, editors. *Massachusetts General Hospital Comprehensive Clinical Psychiatry, 3rd Edition.* Philadelphia, PA. Elsevier. 2025; 362-370.

Doctoral Thesis:

Salvi JD. Mechanical Control of Sensory Hair-Bundle Function. 2015. Student Theses and Dissertations. 286. https://digitalcommons.rockefeller.edu/student_theses_and_dissertations/286

Abstracts, Poster Presentations and Exhibits Presented at Professional Meetings:

1. Eichi HR, Liebenthal E, Layfield SD, Bray C, Patterson R, Duffy LA, Wong S, **Salvi JD**, Yip AG, Ressler KJ, Baket JT. Quantifying activity and sleep using triaxial accelerometers in short-term inpatient psychiatric settings. McLean Research Day. January 26, 2022. Belmont, MA.

2. Holstein VL, Eichi HR, Beauchamp P, Culhane B, **Salvi JD**, Patterson R, Liebenthal E, Ressler K, Baker JT. Quantifying benzodiazepine effects using actigraphy: First evidence in a psychiatric inpatient cohort. Harvard Medical School Psychiatry Research Day. 2023. Boston, MA.

3. Araujo Coelho D, Yang C, Suriaga A, Manasa J, Bain P, Vieira W, Papatheodorou S, **Salvi JD*.** Efficacy of glutamatergic medications for obsessive-compulsive and related disorders. Harvard Psychiatry Research Day. February 26, 2025. Boston, MA.
**** Senior author***

4. **Salvi JD**, Lagomasino I, Ressler K, Fava M. Targeted professional development through milestones in a residency research program. American Association of Directors of Psychiatric Residency Training. March 4-8, 2025. San Francisco, CA.

5. Araujo Coelho D, Yang C, Suriaga A, Manasa J, Bain P, Vieira W, Papatheodorou S, **Salvi JD*.** Efficacy of glutamatergic medications for obsessive-compulsive and related disorders: A systematic review and meta-analysis. 2025 Celebration of Science, Massachusetts General Hospital Research Institute. April 3, 2025. Boston, MA. **** Senior author***

6. Araujo Coelho D, Yang C, Suriaga A, Manasa J, Bain P, Vieira W, Papatheodorou S, **Salvi JD*.** Efficacy of glutamatergic medications for obsessive-compulsive and related disorders: A systematic review and meta-analysis. 2025 International OCD Foundation (IOCDF) Research Symposium. July 10, 2025. Chicago, IL. **** Senior author & Presenting author***

<u>Narrative Report</u>

Introduction

I am a physician-scientist specializing in the care of patients with obsessive-compulsive and related disorders. After completing my Psychiatry training at Massachusetts General Hospital (MGH) and McLean Hospital, I joined the faculty at MGH and Harvard Medical School (HMS), where I provide care, supervise trainees, direct a clinic, and conduct research to improve patient outcomes. I also serve as Associate Program Director of the MGH/McLean Psychiatry Residency Program and Director of the Physician Scientist Training Program.

Area of Excellence: Clinical Expertise and Innovation

My clinical focus is adult outpatient and inpatient psychiatry, with an expertise in obsessive-compulsive and related disorders. I provide care and collaborate with experts in the MGH Center for OCD and Related Disorders (CORD) and McLean's OCD Institute, where I also hold a leadership role as Assistant Medical Director of CORD. I authored a chapter on OCD in *Comprehensive Clinical Psychiatry* and published two recent papers, one as Senior Author. My clinical work aligns with research in behavioral phenotyping in OCD, with findings presented and published widely over the past two years.

Significant Supporting Activity: Investigation

My research centers on psychiatric nosology. I was awarded the Sklar Fellowship at the Broad Institute's Stanley Center, in which I study OCD using computational, genomic, neuroimaging, and cognitive approaches to inform treatment strategies. I maintain collaborative research with McLean's OCD Institute and serve as Associate Director of Psychiatric Studies at the MGH Translational Research Center, overseeing early-phase clinical trials. I also mentor MGH residents and a Harvard postdoctoral fellow in OCD research, with ongoing studies examining novel treatments in both academic and clinical settings.

Special Merit in Education

I am deeply engaged in medical education through roles in residency leadership and curriculum development. As Associate Program Director and Director of the Physician Scientist Training Program, I lead a structured curriculum for aspiring clinician-scientists. I am MPI on an NIMH R25 grant and co-lead a residency research grant from the Massachusetts Department of Health. I supervise residents in the MGH Outpatient Psychiatry Division and teach in the HMS Mind, Brain, and Behavior course. I also developed and direct a selective for third-year residents focused on OCD, combining didactics, psychopharmacology, and supervised ERP.

Summary

I provide clinical care, administrative oversight in clinical, scholarly, and educational domains, and teaching, while conducting clinical trials in my area of clinical expertise. My leadership and supervisory roles allow me to share my clinical and research expertise with trainees spanning MGH, McLean Hospital, and HMS. Through my lecturing (at a local, regional, and national level), written works (e.g., peer-reviewed original research, topical reviews of the literature, and book chapters in well-regard texts), clinical research, and involvement with professional societies, I seek to improve the care for patients with all psychiatric illnesses, focusing primarily on obsessive-compulsive and related disorders.

DATE: October 15, 2025
ITEM TYPE: Recommendation
MEETING BODY: Select Board

ITEM A
Dave Moores Proclamation

ITEM SUMMARY:

BACKGROUND INFORMATION:

RECOMMENDATION:

ATTACHMENTS:
Dave Moores proclamation.pdf

PROCLAMATION IN HONOR OF
DAVID M. MOORES

WHEREAS, David (Dave) M. Moores had a distinguished public service career totaling 40 years with the Town of Natick, beginning on May 1, 1985 as a school custodian where he moved up the ranks, ultimately leading to the promotion of Custodial Supervisor in 2017 and Facilities Maintenance Manager in 2021; and

WHEREAS, Dave has earned the respect and admiration of his peers and the public, within and outside Town government for his professionalism, quality of work, calm demeanor and dedication; and

WHEREAS, through his integrity, leadership and commitment to exemplary service, Dave has built a strong sense of pride and team among the men and women of the Natick Facilities Department; and

WHEREAS, Dave loved working for the Facilities Department so much that he recruited his own son D.J. to follow in his footsteps; and

WHEREAS, Dave was born and raised in Natick where he attended Cole Elementary School, Kennedy Junior High School and Natick High School, graduating in 1983; and

WHEREAS, Dave will retire on October 10, 2025 (his sixtieth birthday) after decades of dedicated service, leaving a legacy of quality and continuous improvement recognized by the Select Board and all who serve in Natick Town Government; and

NOW THEREFORE: The Natick Select Board congratulates David Moores on his retirement, and wishes him many happy, healthy years in the company of his children, grandchildren, Kathy, extended family and numerous friends. Enjoy your travels on your Harley whether it's to Lake Winnipesaukee, the Florida Keys or wherever the roads may lead you.

IN WITNESS WHEREOF, we have hereunto set our hands and caused the Seal of the Town of Natick to be affixed on this 15th day of October 2025

_____ _____

Bruce T. Evans, Chair Richard Sidney

_____ _____

Linda Wollschlager, Vice-Chair Kathryn M. Coughlin

_____

Kristen L. Pope, Clerk

DATE: October 15, 2025
ITEM TYPE: Recommendation
MEETING BODY: Select Board

ITEM A
Update on 5 Auburn from Developer

ITEM SUMMARY:

BACKGROUND INFORMATION:

RECOMMENDATION:

ATTACHMENTS:
5AS_Select Board Presentation_2025-10-15.pdf



5 AUBURN STREET Select Board Update

NATICK, MA

October 15, 2025

METRO WEST
COLLABORATIVE DEVELOPMENT

5 AUBURN STREET | TIMELINE

FALL 2022
Town of Natick issued a Request for Proposals (RFP) for the site. Metro West CD submitted a response that includes the preservation of historic Eliot School building and new building to create 32 units of affordable housing

SPRING 2023 – SUMMER 2023
MWCD proposal selected by Natick Select Board; Development Agreement signed

WINTER 2023/SPRING 2024
Due diligence, preliminary design, begin permitting process
Abbreviated Notice of Resource Area Delineation (ANRAD) through Conservation Commission
Submitted applications for state and federal historic tax credits
Multiple meetings with Town Development Review Team (DRT) which includes Town Departments

SUMMER 2024
Received EOHLC 40B Project Eligibility Letter

OCTOBER 2024 – JUNE 2025
Comprehensive Permit process with Zoning Board of Appeals and multiple voluntary meetings with boards and commissions, including Historic District Commission, Planning Board, Design Review Team
Significant Design Updates

JUNE 2025
ZBA issued unanimous approval of Comprehensive Permit

SEPTEMBER – OCTOBER 2025
Conservation Commission NOI and Major Stormwater Permit Submitted
Hearings 10/2, 10/15, site visit

AUGUST- OCTOBER 2025
CPC LOI + Application Submitted
CPC Recommendation for Funding
Finance Committee Vote

METRO WEST
COLLABORATIVE DEVELOPMENT

100% Affordable Housing
32 units of affordable family rental housing available to households making 30 - 60% AMI



Historic Preservation
Preserve the Eliot School, a treasured community resource, in accordance with Dept. of Interior Standards for Rehab of Historic Properties

Open Space
Maintain lawn at the corner of Eliot and Auburn as open space

Sustainability
Energy efficiency improvements for existing building; pursue Passive House certification for new construction building
Significant improvement of site stormwater management to benefit the Charles River

Accessibility
Accessibility upgrades at historic building, fully accessible new construction building

METRO WEST
COLLABORATIVE DEVELOPMENT

5 AUBURN STREET | BUDGET (CPC APPLICATION)

Sources	Amount	Status
Low-Income Housing Tax Credits (State and Federal)	$9,287,180	**Will apply for in state funding round**
Historic Tax Credits (State and Federal)	$2,623,617	**Eligibility confirmed, approved for FHTCs, receiving steady SHTC awards**
WestMetro HOME Consortium	$300,000	**Awarded**
Subordinate Debt (Awarded by EOHLC)	$5,425,270	**Will apply for in state funding round**
Other Loans and Incentives	$171,847	**Qualified**
Natick AHT	$600,000	**Awarded**
Natick CPC	$750,000	**Applied**
Permanent Debt (Traditional Mortgage)	$4,009,280	**Qualified**
Total Sources + Uses	**$23,167,194**	

METRO WEST
COLLABORATIVE DEVELOPMENT

CPC Community (Affordable) Housing Goals:

- Housing Affordability at Range of Incomes
- Mix of Housing Options at Various Price Points
- Supports Seniors Looking for Other Housing Types
- Creates Housing Options for Special Needs Populations

CPC Historic Preservation Goal:

- Restore Town Monuments that Depict Local History

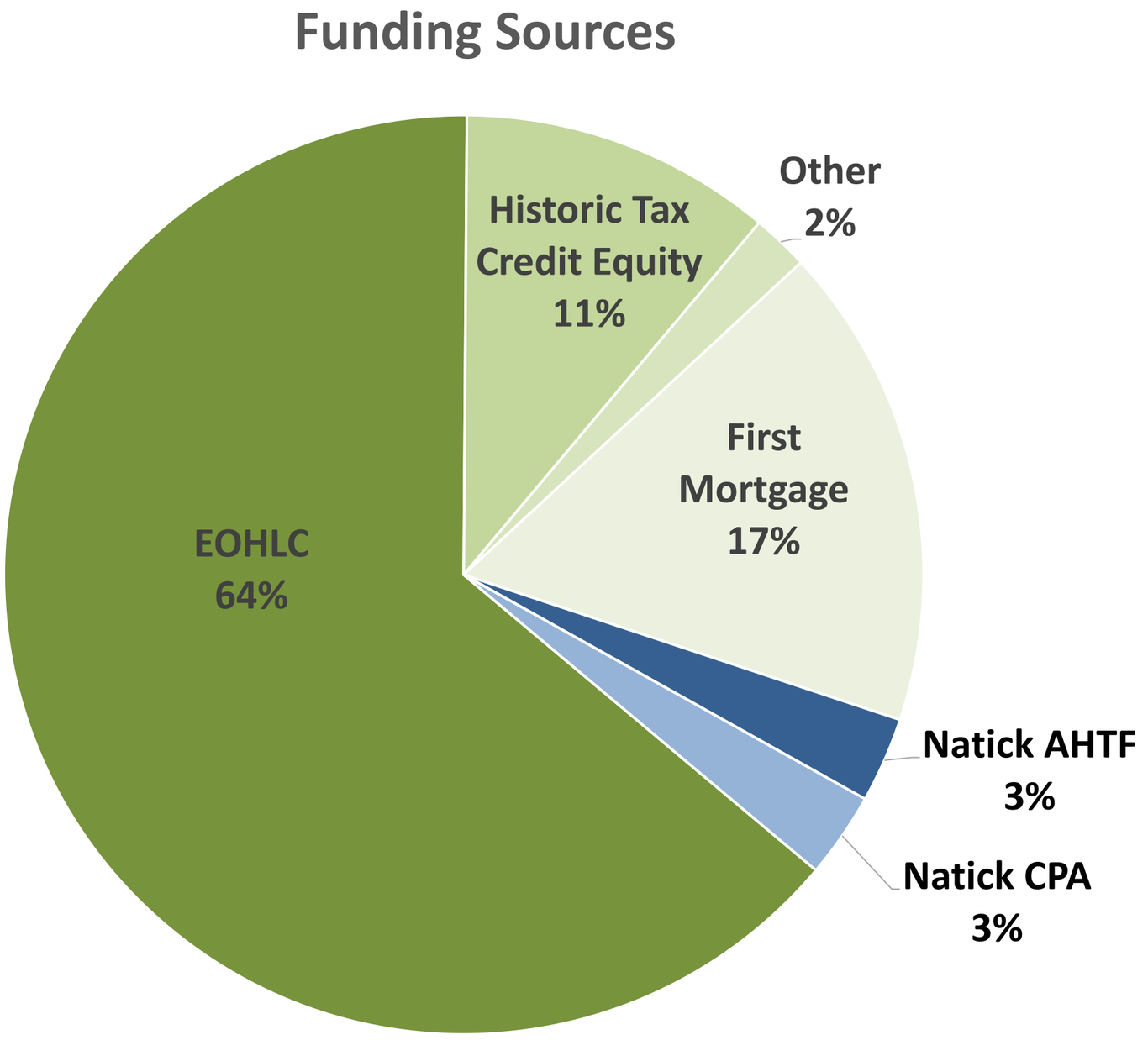
METRO WEST
COLLABORATIVE DEVELOPMENT

Use: General construction of historic Eliot School and new construction building

Total Project Costs: $23,167,194

Funding Request: $750,000

- $1 CPA leverages $30 in other funds



METRO WEST COLLABORATIVE DEVELOPMENT

Funding Request Timing: CPA commitment now **significantly strengthens** competitiveness of EOHLC Winter 2025-2026 application.

Project Milestone	Timing
Town Meeting Vote : CPC Funds	Oct / Nov 2025
EOHLC Pre-Application	December 2025
EOHLC One Stop Application	Early 2026
EOHLC Funding Award	Summer 2026
Construction Financing Closing and Site Acquisition	Winter 2026-2027
Construction Start	Winter 2027
Occupancy	Spring 2029

METRO WEST
COLLABORATIVE DEVELOPMENT



Thank You!

For more information visit www.5auburn.com

METRO WEST
COLLABORATIVE DEVELOPMENT

DATE: October 15, 2025
ITEM TYPE: Recommendation
MEETING BODY: Select Board

ITEM B
Monthly Johnson Speak

ITEM SUMMARY:

BACKGROUND INFORMATION:

RECOMMENDATION:

ATTACHMENTS:

DATE: October 15, 2025
ITEM TYPE: Recommendation
MEETING BODY: Select Board

ITEM C

Public Hearing: AMVETS Post 79 application for S.12 to allow for outdoor seating

ITEM SUMMARY:

BACKGROUND INFORMATION:

RECOMMENDATION:

ATTACHMENTS:

AMVETS Change of Premise Legal Ad (2).pdf
AMVETS Outdoor Seating Application.pdf
AMVETS Outdoor Seating Applicaiton NPD Approval.pdf
AMVETS Outdoor seating photos.pdf

SELECT BOARD

SelectBoard@natickma.org ◆ (508) 647-6410

13 East Central St. Natick, MA 01760 ◆ www.natickma.gov

TOWN OF NATICK

SELECT BOARD

PUBLIC HEARING NOTICE

The Select Board will hold a public hearing on Wednesday, October 15, 2025 at 6:30 p.m. upon the application of AMVETS Post 79 d/b/a AMVETS (Luis Torres, Manager of Record). The alteration of premises consists of adding outdoor seating.

The hearing will be held in the Edward Dlott meeting room, 13 East Central Street as well as remotely. Anyone wishing to be heard in this matter can participate in person or through Zoom. Log in instructions will be published on the October 15, 2025 Select Board agenda.

All persons interested in this application may appear and be heard at the time and place mentioned above or may submit written comments to the Select Board at 13 East Central Street, Natick, MA 01760, selectboard@natickma.org by October 15, 2025.

Kristen L. Pope, Clerk

ALA-25-10

Alcohol License - Change/Amendment to an Existing Current License

Status: Active
Submitted On: 6/6/2025

Primary Location

79 SUPERIOR DR
Natick, MA 01760

Owner

AMERICAN VETS
POST 79
NATICK, MA
01760

Applicant

Luis Torres
508-665-8233
natickamvets.eventcoordinator@gmail.com
79 superior dr
natick, Massachusetts 01760

Applicant Information

The undersigned hereby applies for a change of License to conduct business in the Town of Natick in accordance with the Statutes of the Commonwealth of Massachusetts and subject to the Town Code Ordinances and Regulations of the Licensing Authority

Name of Licensee*

Natick Amvets Post 79

DBA*

AMVETS

Business Phone Number*

508-655-9016

ABCC License #*

04017-rs-0768

Business Information

Street/PO Box*

79 Superior av

City*

Natick

State*

Mass

Zip*

01760

Do you own the property or rent?*

Own

Email Address*

natickamvets.eventcoordinator@gmail.com

Existing License Information

Manager*

Luis A Torres Sr

License Type*

General on Premise

Class*

Annual

Category*

All Alcohol

License Amendment - Transfer Type

Change of Location

☐

Change of Manager

☐

Alteration of Premises

☐

Change of Corporate Name

☐

Amending Your License Classification(s)

☐

Change of Officers/Directors/LLC Managers

☐

Change of Ownership Interest (LLC Members/LLP Partners, Trustees)

☐

Issuance/Transfer of Stock/New Stockholder

☐

Management/Operating Agreement

☐

Change of Corporate Structure (Corp/LLC)

☐

Pledge of Collateral (License, Stock, or Inventory)

☐

Change of DBA

☐

Change in Hours

☐

Other

☐

Outdoor Seating

☑

Applicant Signature

NOTICE: Any misstatement in this application or violation of the applicable town ordinances, bylaws or regulations shall be considered sufficient cause for refusal, suspension, or revocation of any and all licenses.

I warrant the truth of the forgoing statement under the penalty of perjury.

Applicant Signature*

Luis A Torres sr
Jun 6, 2025

Date*

06/06/2025

NPD Review

Record No.**ALA-25-10**

Status Completed

Became Active June 10, 2025

Assignee Brian Lauzon

Due Date None

Primary Location

79 SUPERIOR DR
Natick, MA 01760

Owner

AMERICAN VETS POST 79
NATICK, MA 01760

Applicant

Luis Torres
508-665-8233
natickamvets.eventcoordinator@gmail.com
79 superior dr
natick, Massachusetts 01760

Messages

Brian Lauzon June 14, 2025 at 3:49 pm

In order to review we will need a more professionally completed diagram, including measurements, what type of treatments will be used as a border, and what signage and the location of said signage.

Luis Torres June 27, 2025 at 3:15 pm

i have added another photo with measurements and i have also added pictures

Brian Lauzon July 2, 2025 at 2:39 pm

Luis, please set-up a time next week where I can come over and review this project with you. By seeking an amendment to the license changing the premise to include a designated outdoor area you are going to need a better boundary than I can see from these images.

Luis Torres July 5, 2025 at 12:13 pm

Let me know what time works best for you. As I'm her almost all the time. 508-665-8233 is my cell. Thank you

Brian Lauzon July 7, 2025 at 1:11 pm

Luis, I was there today at 12:30pm and no one was there?

Luis Torres July 9, 2025 at 11:28 am

My Apology, I did not know you where coming. we don't open till 3 on Mondays. We are very slow on Mondays

Brian Lauzon August 20, 2025 at 12:43 pm

On 8/19/2025, we conducted an inspection of the proposed outdoor seating area. The only deficiency that we noted were the need for proper signage "No alcohol beyond this point" at the entrance and gate facing the lake. The current signs were insuffucient. Once The Manager of Record Has that signage in polace we will re-inspect and make the recommendation to the Select Board.

Luis Torres September 9, 2025 at 3:11 pm

We have the new signs up if you would like to look.

Brian Lauzon September 11, 2025 at 11:09 am

I had the opportunity to stop by their this morning to review. At this time I would recommend that the Select Board, acting as the local licensing authority, approve the designated outdoor area as part of the premise for

the AMVETS liquor license.

Step Activity

Donna Donovan activated this step	06/10/2025 at 8:46 am
Donna Donovan assigned this step to Brian Lauzon	06/10/2025 at 8:47 am
Brian Lauzon approved this step	06/14/2025 at 3:49 pm
Billy Walsh reactivated this step	07/01/2025 at 12:08 pm
Brian Lauzon altered approval step NPD Review, changed status from Active to Rejected	07/02/2025 at 3:50 pm
Brian Lauzon altered approval step NPD Review, changed status from Rejected to Complete	07/02/2025 at 3:50 pm
Billy Walsh reactivated this step	07/03/2025 at 10:37 am
Brian Lauzon approved this step	07/07/2025 at 1:11 pm
Billy Walsh reactivated this step	07/21/2025 at 12:53 pm
Brian Lauzon approved this step	09/11/2025 at 11:09 am


NO
DRINKING
PAST THIS POINT


NO
DRINKING
NO
DRINKING

DATE: October 15, 2025
ITEM TYPE: Recommendation
MEETING BODY: Select Board

ITEM D

Continued Hearing: Gatsby's Chop House, LLC S.12 All Alcohol on Premise License - License not in use

ITEM SUMMARY:

BACKGROUND INFORMATION:

RECOMMENDATION:

ATTACHMENTS:

Gatsbys_Timeline_SB.pdf
Gatsby_Chophouse_timeline_BOH.pdf
hearing_for_non-use9325.pdf
Memo_from_CED.pdf
Letter_from_David_Rubin_5.24.25.pdf
Letter_from_David_Rubin_5.24.25.pdf2.pdf
Letter_from_Hitesh__Harry__Harjani_7.29.25.pdf
Letter_from_David_L._Rubin_7.29.255.pdf
Gatsby_s_Chop_House_Emails.pdf
Gatsbys Chophouse Demand Letter 9.3.25.pdf
Gatsbys Chophouse Demand Letter 9.9.25.pdf
Gatsby's Chop House Demand Letter 9.29.25.pdf

Gatsbys

Emails to/from Billy Walsh, Attorney Rubin, Applicants

August 6, 2024: Attorney Rubin emailed me his Natick Board of Health Food Establishment Plan Review Application. In the email he had stated it was Gatsby's Common Victualer Application (the Common Vic is a separate application that is filed with the Select Board). I was on vacation and Donna Donovan responded and referred the attorney to the Board of Health.

August 7, 2024: Select Board approved Liquor License; did not issue it as it is waiting for the Common Vic application.

August 8, 2024: I emailed David Rubin and Kathleen Prefontaine (Paralegal) informing them a driver's license is not sufficient proof of citizenship for the Manager of Record and that I would either need a Passport or Birth Certificate.

August 8, 2024: David Rubin emailed me stating Kathleen will be in touch, and that he had uploaded an attachment to the Common Vic application. I was unable to view the attachment nor did I see any attachments uploaded by David Rubin.

August 8, 2024: I emailed Ms. Prefontaine stating I was unable to see any attachment, and told her she can send it back to me via email. No response.

August 12, 2024: I emailed Attorney Rubin again asking him to send me the Common Vic (CV) application. Attorney Rubin responded by referring me to his paralegal.

August 12, 2024: Kathleen emailed me stating she would reach out to the client and get back to me as soon as possible.

August 16, 2024: Kathleen emailed the manager of record's birth certificate.

August 19, 2024: I submitted the application to the ABCC after the birth certificate for the Manager of Record was provided.

August 19, 2024: Sabrina Luc (Administrative Assistant at the ABCC) emailed me three changes that need to be made to the Local Licensing Authority form (LLA is a form filled

out by me when I submit the application to the ABCC). David Rubin was also copied on the email.
I sent the ABCC the amended LLA form back the same day.

August 19, 2024: I emailed Attorney Rubin and his paralegal to inform them that they needed to reach out to Sabrina LUC at ABCC because there were items that required their attention. The same day Attorney Rubin responded and stated he spoke with Sabrina and Shawn Walsh at the ABCC and that he will amend Gatsby's Chop House LLC to reflect Arielle Johnson as a member and record this information with the Dept of Corporations.

September 5, 2024: I emailed Attorney Rubin, his paralegal, and the applicants to check in and to see if they had updated their Articles of Organization with the State. Attorney Rubin responded later that day, stating he had not done it yet as he just got back from vacation and had been busy.

September 20, 2024: ABCC sent the application back as “Return No Action” with 3 items the applicant needed to make.

September 21, 2024: Kathleen Prefontaine emailed me the updated Articles of Organization.

September 23, 2024: I emailed Ms. Prefontaine and Attorney Rubin, informing them that two more changes needed to be made. I attached their application with highlighted changes that needed to be made.

September 24, 2024: I emailed Attorney Rubin, his paralegal, and the applicants and attached the “Return No Action" from the ABCC that listed the changes that needed to be made and again attached the application with the highlights. Ariella responded saying she spoke with her lawyer and thanked me.

September 24, 2024: Ms. Prefontaine emailed me the corrected application (after 5:00PM).

September 25, 2024: I submitted the application to the ABCC for reconsideration.

November 13, 2024: I emailed Attorney Rubin, and the applicants, stating they are required to have a Common Vic license and they must apply for one on the OpenGov platform. Attorney Rubin responded and said that he is working with the ABCC on the application and that he will be in touch. I responded again, stating that a Common Vic license is still required. No response.

November 15, 2024: Attorney Rubin again emailed me the Food Establishment Plan Review Application (again, this is not the CV application).

November 18, 2024: I emailed Attorney Rubin and his paralegal, reminding that the applicants still need to apply for a CV (as I did not receive any application on OpenGov). I also sent a link to the OpenGov CV application.

November 26, 2024: I emailed Attorney Rubin attaching the draft CV application that he had started but not submitted and told him it was missing key attachments. I did not receive a response.

December 3, 2024: Attorney Rubin and his paralegal emailed me. Attorney Rubin stated he started a CV application and his client had completed it but he could not locate the application.

December 4, 2024: I emailed Attorney Rubin, his paralegal and the applicants, stating I see they started 2 CV applications, both of which are incomplete and I informed them they would need a Live Entertainment License also. I also asked if Gatsbys has their Certificate of Occupancy, approved Board of Health Permits, liquor liability insurance, and a Certificate of Inspection. Arielle responded by saying she is waiting on some information and will finish it by the next day and thanked me for my patience. No application was submitted.

Note: As an OpenGov Administrator I can look into accounts to see if they have started applications. Between Attorney Rubin's account and the applicants' account; they had multiple draft CV applications but none were submitted. I tried to help them clean them up and get them submitted via email and over the phone. And I offered to upload documents for them.

December 24, 2024: The ABCC approved Gatsby's All Alcohol Liquor License. License was not issued because the applicant did not have a valid CV.

OpenGov

February 13, 2025 10:35AM. Harry Harjani submitted Gatsby's CV application (record CV-25-2). The applicant stated Gatsby's has a Certificate of Occupancy and, after checking with Peg Waters (Community and Economic Development), I learned that they did not have a Certificate of Occupancy and no application for a Certificate of Occupancy has been filed to date). The applicant also stated that Gatsby's had Board of Health Permits and, after checking with Jessica Cliff (Health Department), I learned that they did not. The Insurance binder that the applicant uploaded was incorrect. It was for those reasons, I sent the application back to the applicant for changes on February 13, 2025. To this date no changes have been made.

Emails to/from Billy Walsh, Attorney Rubin, Applicants

April 24, 2025: I emailed Attorney Rubin, his paralegal, and the applicants to ask for the status of Gatsby's applications, as no corrections had been made to the CV application and I asked for a status on Food Permits and Certificate of Occupancy. Arielle responded, stating she is waiting on some insurance certificates, Choke Save and CPR classes and thanked me for my patience.

May 8, 2025: Donna Donovan emailed the applicants, stating that the Select Board would like them to attend their meeting on May 14, 2025, to provide a status update on the use of their liquor license.

May 10, 2025: Arielle responded stating they are available; 4 minutes later Arielle sent another email stating she needs to confirm with Harry.

May 13, 2025: I sent a follow up email restating the request for them to appear at the May 14, 2025, meeting and told them they could appear in-person or via Zoom. No response.

A letter was sent via certified mail to the applicant Harry Harjani notifying him of the hearing on May 28, 2025; the letter was returned to the sender unclaimed.

May 24, 2025: Attorney David Rubin emailed me, stating he requests the hearing scheduled for May 28 be continued to July 27.

June 11, 2025: Donna Donovan mailed/emailed the June 25, 2025 hearing notice letter to the applicants and attorney.

June 25, 2025: Attorney David Rubin sent a letter to the Select Board asking the Board to continue the hearing to July 23, due to applicants availability.

July 18, 2025: Attorney David Rubin asked to reschedule the July 23, hearing due to a conflict in his schedule.

July 18, 2025: At David Rubin's request, the Board scheduled an out-of-cycle meeting on July 30, 2025, for the hearing.

July 29, 2025: Attorney David Rubin asked to reschedule the July 30th hearing to late September because the applicant (Harry Harjani) is moving several of his stores and has issues to address, and to avoid conflicts such as court dates and vacations.

July 30, 2025. Applicant writes a demand letter to the Select Board to reschedule the hearing to October 21, 2025, and indicates that he has fired his counsel.

Gatsby Timeline

- On July 19th Chris Craig sent the application with what was needed to Arielle Johnson
- On July 23rd Chris Craig sent the attorney an email after a phone call with what was needed for the permit.
- On August 16th Chris Craig also send the application and what was needed to the owner.
- October 17, 2024 – Kathleen Prefontaine, from Attorney David Rubin's office reached out to our department inquiring on what steps are needed to obtain food permits.
- Health agent Chris Craig replied with what was needed, attaching the application and plan review application and let her know where to find the list of required documents (found on the application). In addition, he let her know that we conduct a preliminary walk through of the establishment.
- On November 19, 2024 the application and plan review application were received along with the appropriate payments but missing other required documents.
- On November 25, 2024, Chris followed up with Harry after conducting a walkthrough of the old Met Bar and Grill and what was discussed of condition of location. He also reminded him to send all supporting documentation once available such as the floor plan, proposed menu, and food safety certifications.
- December Chris left and I took over the review for Gatsby Chophouse.
- February 11, 2025 David Rubin called to ask what was needed from him.
- February 11, 2025 I spoke with Arielle Johnson via phone. Sent her a follow up email detailing what remainder items are needed to conduct the plan review and where she can obtain the Common Victualers license and Certificate of Occupancy. Trying to make it clear on which department did what as there seemed to be some confusion.
- She asked if I could confirm if they paid for the occupancy permit, in which I looked and open gov and replied no and to reach out to the building dept. She sent the menu and told me they were working on the other documents that were needed.
- February 12, 2025 David Rubin emailed and called asking what was needed to obtain a common victualers license and the estimated time frame. Said they obtained an alcohol license from town and ABCC on 12/24/24. Also asked what was needed for the food permit. I replied with the same information I gave to Arielle the day before.
- February 20th I emailed everyone within the Gatsby team where they can obtain the required certifications needed for a food establishment.

TOWN OF NATICK SELECT BOARD

Kathryn M. Coughlin, Chair
Linda Wollschlager, Vice Chair
Kristen L. Pope, Clerk
Richard Sidney
Bruce T. Evans
EMAIL: selectboard@natickma.org

August 7, 2025

Mr. Harry Harjani and Ms. Arielle Johnson
Gatsby's Chop House, LLC
5 Scotch Cap Road
Quaker Hill, CT 06375

RE: hearing

Dear Mr. Harjani and Ms. Johnson,

You are hereby notified that the Natick Select Board, pursuant to M.G.L. c.138, Section 67 and Section 77, will continue the hearing that was held on Wednesday July 30, 2025 to Wednesday, September 3, 2025 at 7:00 PM in the Edward Dlott Meeting Room at Natick Town Hall, 13 East Central Street, Natick, MA to consider whether to cancel the Liquor License issued to Gatsby's Chop House, LLC at 1245 Worcester Street, Natick, MA 01760.

The reason for the hearing is that Gatsby's Chop House LLC's license is not in use and therefore is subject to cancellation by the Select Board as the Local Licensing Authority.

Your presence is requested at the above-referenced hearing and you have the right to be represented by counsel if you so choose.

Sincerely,

Kathryn M. Coughlin
Chair

Cc via electronic mail :

Attorney David Deluca
Attorney David Rubin
Deputy Police Chief Brian Lauzon
Fire Chief Jason Ferschke
Jessica Cliff, Board of Health
David Gusmini, Building Department
Alcoholic Beverage Control Commission

Natick Community & Economic Development

BUILDING • PLANNING • ZONING • CONSERVATION
Town of Natick, 13 E. Central Street Natick, MA 01760
www.NatickMA.gov • (508) 647 – 6450

MEMORANDUM

To: Natick Select Board

From: Peg Waters, CED Office Manager

Date: July 29, 2025

RE: Gatsby's Chop House

Dear Select Board Members:

The Building Department has not received an application for any construction or a Certificate of Occupancy permit from the above restaurant.

Below is a screenshot of the permit on record:

Records

#	Type	Date Submitted	Status
CV-25-2	Common Victualer License	Feb. 13, 2025	ACTIVE
ALC-79	Alcohol License Application	Jun. 25, 2024	ACTIVE
HIST-30677	Historical Gas Permit	Aug. 14, 2018	COMPLETE
HIST-75110	Historical Plumbing Permit	Aug. 14, 2018	COMPLETE

Please let me know if you require any further information.

DAVID L. RUBIN
ATTORNEY AT LAW

296 BEDFORD STREET
LEXINGTON, MA 02420

T: 508-875-9797
F: 888-872-5560
DAVID@DAVIDLRUBIN.COM
WWW.DAVIDLRUBIN.COM

May 24, 2025

Kathryn M. Coughlin, Chair
Town of Natick Select Board
13 East Central Street
Natick, MA 01760

Attention:Billy Walsh, Town Manager's Office

Re: Request for Postponement of May 28, 2025 Alcohol License Revocation Hearing For Gatsby's Chop House, LLC

Dear Mr. Walsh:

As you know, I represent Gatsby's Chop House, LLC. I just received a copy of the town's Notice of Revocation Hearing scheduled for May 28, 2025, at 7:00 pm at the Selectmen's Office. I have a schedule conflict that evening and will be unable to attend. My clients, Harry Harjani and Arielle Johnson, will also be out of town and unavailable. Therefore, I ask that the hearing be continued to July 27, 2025, or another date convenient to the Select Board and the parties.

Since February of this year, Brookfield Properties, which operates the Natick Mall through GGP-Natick West, LLC, has given my client conflicting messages as to whether they will cooperate in making the restaurant successful. Our position is that it has not, and has in fact, thwarted the effort. We also have concerns about communication that has been happening between employees of the mall and officials at the town that have compounded the problem. I am enclosing a copy of the letter I sent to Michele Jenkins, Legal Counsel for Brookfield Properties in Chicago and other people at the Natick Mall.

I think it would be helpful for us to have further discussions about this to reach a better understanding and de-escalate matters I respectfully request that this matter be continued to July 27, 2025 or other time convenient to the Select Board and the parties.

Thank you for your courtesy.

Very truly yours,

David L. Rubin

dlr/bmh

cc: Michelle Jenkins, Esquire
Nicholas Marona
Anthony M. Moccia, Esquire
Harry Harjani

DAVID L. RUBIN
ATTORNEY AT LAW

296 BEDFORD STREET
LEXINGTON, MA 02420

T: 508-875-9797
F: 888-872-5560
DAVID@DAVIDLRUBIN.COM
WWW.DAVIDLRUBIN.COM

May 24, 2025

VIA OVERNIGHT DELIVERY AND
CERTIFIED MAIL/RETURN RECEIPT REQUESTED

Michele Jenkins, Reg. VP,
Sr Assoc. Gen. Counsel
GPP-Natick West, LLC
c/o Brookfield Properties
350 N. Orleans Street, Suite 300
Chicago IL 60654-1607

Nicholas Marona, Senior Director
Natick Mall
1245 Worcester Street, Ste. 1218
Natick, MA 01760

Re: Declaration of Landlord Default, Rebuttal of May 5, 2025 Invoice
Demand for Payment and Subsequent Counsel Notice,
Counter-Demand for $12,000.00 in Damages
Demand for Mutual Agreement to Postpone May 25, 2025 License Hearing
Lease Agreement dated December 29, 2023, Space NO. 3009, Natick Mall

Dear Attorney Jenkins and Mr. Marona:

Gatsby's Chop House, LLC ("Tenant"), a small business owned and operated by a Harry Harjani and Arielle Johnson, a husband and wife team, is in receipt of your May 5, 2025 Invoice and Demand for Payment ("Demand") from Timothy Peterson, Manager of the Asset Recovery Services, asserting Tenant owes GGP-Natick West, LLC ("Landlord", operated by Brookfield Properties, $398,483.87 under the Lease Agreement dated December 29, 2023 (the "Lease") for Space 3009 at Natick Mall (the "Leased Premises").

I am in receipt of a subsequent notice from Landlord's Counsel, Anthony M. Moccia, dated May 12, 2025, reiterating the $398,483.97 demand and threatening default under Article 20((a)(i), including termination, eviction and damages. These communications, following your baseless March 4, 2025 termination notice, are part of a discriminatory and bad-faith campaign to obstruct Tenant's opening of Gatsby's Chop House.

Your claims are denied. It is the Landlord that is in default for breaches as outlined below. The tenant counterclaims for $12,000,000.00 in damages for tortious interference, violation of quiet enjoyment, intentional infliction of emotional distress and a deliberate conspiracy, led by Natick Mall's Leasing Manager, Nicholas Marona, and Facility Manager, Jennifer Kearney, in collusion with the Town of Natick to prevent Gatsby's from opening. Additionally, demand is made for a mutual agreement to postpone the Town of Natick Select Board's May 28, 2025, hearing on Common Victualer and Liquor License for 60 days to mitigate issues, plus treble damages up to $36,000,000 for tortious interference. The Lease remans in full force, and your actions expose you to substantial liability.

REBUTTAL TO LANDLORD'S MAY 5, 2025 DEMAND AND SUBSEQUENT COUNSEL NOTICE

The May 5, 2025 Demand, authored by Timothy Peterson, and the Counsel Notice allege Tenant owes $398,483.87, comprised of $180,483.87 in Minimum Annual Rental and $218,000.00 in liquidated damages for failure to submit plans. The Counsel Notice further threatens default under Article 20(a)(i) of the Lease if payment is not made within five days, citing potential termination, eviction and damages. Each claim is meritless and is refuted as follows:

Minimum Annual Rental ($180,483.87)

Landlord's Claim (May 5, 2025 Demand and Counsel Notice)

You assert the Rental Commencement Date was May 31, 2024, based on a Beginning Work Date of February 1, 2024, when Landlord allegedly delivered possession (Reference Provision 1.05(a)), with an Opening Date 120 days later on May 31, 2024 (Reference Provision 1.06(aa)). You claim $180,483,87 for unpaid rent from May 31, 2024 to May, 2025, including $15,00.0.00 per month for June 2024 through April 2025 and $483.87 for May, 2024. The Counsel Notice reiterates this amount as due under Article , alleging non-payment constitutes a default under Article 20(a)(1).

Incorrect Timeline:

The Beginning Work Date was not February 1, 2024. Article 1.05(b) allows Tenant 90 days from plan submission to commence work, extendable if permits are delayed (Article 24, Force Majeure). Tenant submitted preliminary plans on February 15, 2024, after resolving Landlord's obstructive feedback (e.g. Marona's January vague "aesthetic" objections), setting a work start no earlier than May 15, 2024. There were permitting delays caused by Landlord's

interference (e.g. Kearney's March 10, 2025, refusal to sign health permits), pushed this further, excusing Tenant under Article 24. The Opening Date (120 days from work start) is thus no earlier than September 12, 2024, and the Rental Commencement Date has not been triggered, as Tenant has not opened (Reference Provision 1.06(b)). Your reliance on Reference Provision 1.05(a) is misplaced, as 1.05(b) applies due to Tenant's diligent plan submission.

No Rent Due

Since the Rental Commencement Date has not occurred, no Minimum Annual Rental is owed. Your $180,483.87 demand is premature and baseless. Moreover, Tenant's $200,000.00 Tenant Allowance (Reference Provision1.18) would offset any rent once triggered, nullifying immediate liability.

Landlord Misconduct:

Maron and Kearney's refusal to facilitate inspections (e.g. delaying health department access on March 19, 2025, at 10:00 a.m.) and coordinate with Natick authorities prevented Gatsby's from opening, excusing Tenant's performance under Article 24 and Article 1's implied covenant of quiet enjoyment.

Response to Counsel Notice:

The Counsel Notice's threat of default under Article 20(a)(i) is invalid, as no rent is due, and Tenant cured all alleged defaults by March 20, 2025 (see below). The five-day payment demand ignores Article 20(b)(iii)'s 60-day cure period for non-monetary defaults and is a bad faith escalation.

Liquidated Damages ($218,000.00):

Landlord's Claim (May 5, 2025 Demand and Counsel Notice):

You allege Tenant failed to deliver preliminary plans by January 28, 2024 and final plans by February 27, 2024 (Reference Provision 1.04), incurring $112,750 (January 29, 20244 through April 23, 2025) and $105,250 (February 28, 2024 through April 23, 2025) at $250.00 per day each. The Counsel Notice includes these amounts as "other sums due" under Article 4, threatening default for non-payment.

Rebuttal:

Plans Submitted:

Tenant delivered preliminary plans on February 15, 2024 and final plans on March 15, 2024 to Marona's office, despite the Landlord's failure to provide timely feedback. Marona never

responded. Article 1.04 requires submission, not approval, and Tenant complied, negating damages beyond March 15, 2024 (at most 18 days x $250.00 = $4,500.00 for preliminary plans, 116 days x $250.00= $4000.00 for final, totaling $8,500.00, disputed due to Landlord's obstruction).

Landlord's Interference:

Marona and Kearney stonewalled Tenant's efforts by withholding critical site access for architects from January 20 through February 10, 2025, and facility lockouts at 9:00 a.m. daily. Marona and Kearney failed to coordinate with Natick authorities from March 1 through 15, 2025, delaying inspections, and delaying plan finalization. This is a breach of Article 3's implied cooperation duty and excuses Tenant's delays under Article24.

Unconscionable Damages:

The $218,000.00 demand at $250.00 per day for over a year is disproportionate to any harm, violating Massachusetts' law on liquidated damages (M.G.L.c. 106 §2-718, making it unenforceable if not a reasonable forecast). Landlord suffered no loss, as the space remains leasable only to Tenant due to Natick's licensing restrictions.

Response to Counsel Notice:

The Counsel Notice's inclusion of liquidated damages as "other sums due" is baseless, as Tenant complied with the plan submission requirements and Landlord's interference caused the delays. The threat of default for non-payment ignores Tenant's cures and Landlord's breaches.

GENERAL DEFENSES

Prior Cure:

As detailed in our April 2, 2025 letter, Tenant cured all alleged defaults on March 20, 2025, within Article 20(b)(iii)'s 60-day period from the January 22, 2025, notice. Health approvals were secured, a Certificate of Occupancy was applied for in October, 2024, despite the town's claim of no record on December 4, 2024, and fire clearance with Common Victualer and Liquor License pending (expected June 1, 2025). The March 4, 2025 termination was premature and the May 5, 2025 Demand and Counsel Notice ignored the Tenant's cures.

Landlord's Default:

Landlord's actions as outlined below, breach of the Lease, voiding Landlord's right to enforce payment, termination or eviction under Article 20(a)'s mutual obligation framework.

DECLARATION OF LANDLORD'S DEFAULT

Landlord is hereby in default under the Lease for multiple breaches, orchestrated by Marona and Kearney, that sabotaged Tenant's opening.

Breach of Quiet Enjoyment (Article 1):

Marona's refusal of Tenant's February 13, 2025 Certified letter from David Rubin (as referenced in this office's March 22, 2025 email), and Kearney's obstruction of site access, by chaining the Leased Premises' door on February 20, 2025, at 8:00 a.m., violated Tenant's right to uninterrupted use.

Breach of Cooperation (Article 3):

Marona's arbitrary plan rejections, and Kearney's refusal to coordinate with the Natick Building Department from March 1 through 15, 2025, delayed necessary inspections and progress.

Breach of Force Majeure (Article 24):

Permits delays due to Landlord's interference such as. Kearney's March 10, 2025 refusal to sign health permit applications, excuses Tenant's performance.

Bad Faith Termination (Article 20):

The March 4, 2025 notice, issued 19 days into the 60-day cure period, and Jenkins; March 6, 2025 "business decision" to terminate (per this office's March 21, 2025 email)) violate the implied covenant of good faith, rendering your actions void.

DISCRIMIINATORY CONDUCT AGAINST INTERRACIAL SMALL BUSINESS

Landlord's actions specifically target Tenant, a small business owned by an interracial husband and wife team, constitutes discrimination in violation of M.G.L.c.151B and Federal Law.

Chaining of Door:

On February 20, 2025, at 8:00 am. Kearney chained the Leased Premises' door, preventing access by Tenant and contractor, an action not taken against other tenants.

Removal of Signage:

On March 5,2 025, at 10:00 a.m. Marona ordered the removal of Tenant's exterior signage installed on January 15, 202, to promote Gatsby's Chop House, undermining visibility and goodwill.

LANDLORD'S BAD-FAITH ESCALATION AND COERCION

The Counsel Notice issued subsequent to the May 5, 2025, Demand, represents an escalation of Landlord's bad-faith tactics to coerce Tenant into compliance or abandonment of Lease.

Unwarranted Default Threats:

The Counsel Notice's assertion that non-payment of $398,4883.87 within five days constitutes a default under Article 20(a)(i) is baseless, as no rent or liquidated damages are due (see Rebuttal above). The threat of termination, eviction and damages ignores Tenant's cures by March 20, 2025, and Landlord's breaches, and violation of the implied covenant of good faith.

Coercive Intent:

By engaging counsel to reiterate the May 5, 2025 Demand and escalate threats, Landlord aims to intimidate Tenant, a small business, into vacating the Leased Premises or incurring unsustainable financial burdens.. This aligns with Marona's refusal to provide written assurances in January, 2025 (after verbal promises during Tenant's India vacation) and the December 20, 2024 letter demanding Tenant vacate, issued just before the liquor license approval on December 24, 2024.

M.G.L.c. 93A Violation:

The Counsel Notice's aggressive posture, combined with Landlord's discriminatory actions and conspiracy with Natick, constitutes and unfair and deceptive practice under M.G.L.c. 93A §2 and 11, entitling Tenant to treble damages, attorney's fees and expenses.

This escalation exacerbates the emotional and financial harm to the Tenant, further justifying its Counter-Demand.

CONSPIRACY WITH TOWN OF NATICK TO RAILROAD LICENSE HEARING

Landlord, through Marona and Kearney, is conspiring with the Town of Natick to railroad the May 28, 2025 Common Victualler and Liquor License hearing, an asset critical to Tenants revenue generation, valued at $500,000.00 based on market rates. It is significant that not only did Marona and Kearney fail to coordinate with the Town of Natick on the issuance of health, building and other permits required to open Gatsby's Chop House, but they worked behind the scenes to sabotage the project. In one of several conversations that Arielle Johnson, the Manager of Gatsby's Chop House had with Jessica at the Town of Natick, Jessica told her that she was friends with Kearney and Kearney wanted to know when the permits would be issued. Instead of working with Johnson, Kearney quietly tried to thwart the project. The foregoing are significant dates:

August 19, 2024:

The tenant contacted ABCC regarding liquor license, initiating the process diligently.

September 5, 2024:

Tenant called the Town of Natick about the liquor license but received no response.

September 24, 2024:

Tenant attended a liquor license class, where Billy Walsh at the Selectmen's Office. He demanded additional changes to the application, despite prior submissions, delaying progress.

October 22, 2024:

The tenant had a telephone call and email exchange with Donna Donovan, at the Selectmen's Office regarding license renewal fees, yet no clear guidance was provided.

October 29, 2024:

The tenant discussed classes and fees with Ms. Donovan who failed to confirm completion of requirements.

November 13, 2024;

Tenant inquired about additional requirements and Mr. Walsh emailed, incorrectly claiming that Tenant had not applied for the Common Victualer License, despite prior submission. The town repeatedly demanded more information, dragging out the process.

November 21, 2024:

The Tenant called to check on requirements but was disconnected, with no response from the Town.

November 22, 2024;

The Tenant attempted to upload documents for the Common Victualer License, but the Town's website was non-functional for over a week, further delaying submission.

December 4, 2024:

Billy Walsh emailed, claiming the Common Victualer License was incomplete, despite Tenant submitting all requested materials. Billy Walsh also demanded a Certificate of Occupancy, Board of Health Permits, Liquor Liability Insurance, a Certificate of Inspection, ignoring Tenant's October 2024 application and payment for the Certificate of Occupancy (including extra fees for additional seats). The Town claims to have no records of these submissions.

December 20, 2024;

Landlord issued a letter demanding Tenant vacate the premises, halting progress despite Tenant securing the liquor license on December 24, 2024.

January 2, 2025:

The tenant called the Town of Natick, but was redirected multiple times, with no official able to provide a complete account of requirements, demonstrating negligence or obfuscation.

January 2025 (Specific Date Unknown):

Marona verbally assured Tenant during a late-night call (while Tenant was on vacation in India) that operations could proceed without interference, but refused to provide written confirmation, undermining Tenant's ability to rely on the assurance.

February 9, 2025:

The tenant called the Town, but was disconnected, further stalling progress.

February 11, 2025:

Jessica (Town official) provided a new list of requirements, in contradiction Billy Walsh's prior list, and claimed no record of previously submitted permits, licenses, menu copies, and equipment sheets, despite Tenant's applications and payments.

February 12-13, 2025:

Tenant continued contact with Jessica, who reiterated demands for redundant submissions.

February 20, 2025:

Jessica discussed additional certificates (e.g. choke save, safety classes), but progress was stalled by Landlord's action (e.g. chaining the door at 8:00 a.m.)

March 15, 2025;

Kearney emailed Natick's Health Department to delay inspections, coordinating with Town officials to prejudice the licensing process.

April 10, 2025:

Marona met with Town official (per Tenant's observations) to influence the May 28, 2025, hearing, further evidence of collusion.

May 8 and May 14, 2025:

Ms. Donovan informed Tenant of a required board meeting for the liquor license, adding last-minute hurdles despite prior compliance.

The pattern of redundant demands, lost records, non-responsive communications, and technical issues, combined with Landlord's interference, such as Kearney's March 15, 2025 email; Marona's April 10, 2025 meeting; December 20, 2024 eviction letter, demonstrates a conspiracy to derail

Tenant's licensing and opening. The licenses are critical assets enabling revenue generation, and Landlord's refusal to cooperate by withholding permit signatures and colluding with Natick to expedite the hearing without mitigation aim to force the Tenant's default.

Demand for Postponement:

Tenant demands Landlord mutually agree by May 27, 2025, to request a 60-day postponement of the May 28, 2025, hearing to July 27, 2025, allowing time to resolve disputes and complete licensing. If Landlord refuses, damages could treble to $26,000,000.00 under M.G.L.c.93A, Sections 2 and 11, for tortious interference. Landlord's actions directly threaten Tenant's economic viability.

CONSPIRACY AND TORTIOUS INTERFERENCE

Marona and Kearney's actions, as documented in Tenant's logs and this office's March 21, 2025 correspondence, aim to force Tenant's default:

Marona's Actions:

Rejecting plans without cause on February 10, 2025, refusing this office's February 13, 2025 letter, misrepresenting Tenant's progress to Jenkins on March 6, 2025, meeting with Town officials on or about April 10, 2025, and refusing written assurances in January 2025 is an unfair and deceptive business practice, prohibited by M.G.L. Chapter 93A, Sections 2 and 11.

Kearney's Actions:

Blocking contractor access on February 20, 2025, withholding utilities on March 10, 2025; and delaying inspections on March 15, 2025, is an unfair and deceptive business practice, prohibited by M.G.L. Ch 93A, Sections 2 and 11.

Their conspiracy violates M.G.L.Ch. 93A, Sections 2 and 11 and tortiously interferes with Tenant's economic advantage.

INTENTIONAL INFLICTION OF EMOTIONAL DISTRESS

Landlord's actions including discriminatory conduct, collusion with the Town of Natick and coercive threats, have caused extreme emotional distress to Tenants.

Emotional Impact:

The chaining of the door, removal of signage, coordinated delays, such as the Towns' redundant demands), refusal to provide written assurances and Counsel's eviction threats have caused severe anxiety and humiliation.

Damages:

These actions, intended to pressure Tenant into abandoning the Lease, justify additional compensatory and punitive damages under Massachusetts law.

COUNTER-CLAIM FOR $12,000,000.00 IN DAMAGES

Landlord's breaches, discrimination and conspiracy have caused catastrophic harm.

Direct Costs:

$1,000,000.00 in Tenant's Work (construction, permits, legal fees) since December 2023.

Lost Profits:

$7,500,000.00 over the Lease's 10-year term (25% margin on $3,000,000.00 sales).

Goodwill and Reputational Harm:

$2,000.000.00 for lost brand equity.

Punitive Damages:

$2,200,000.00 under M.G.L.93A, Sections 2 and 11 for willful, unfair and deceptive practices.

TOTAL:

$12,000.000.00, trebling to $36,000.,000.00 if Landlord refuses hearing postponement.

TENANT'S POSITION AND DEMANDS

Landlord in Default:

The breach of Articles 1, 3, 20 and 24, of the Lease, discriminatory conduct, bad-faith escalation and conspiracy constitute default, voiding Landlord's termination, payment and eviction demands.

Lease Intact:

Tenant cured all defaults by March 20, 2025, and remains on track to open by June 15, 2025, pending final permits delayed by Landlord and Town of Natick.

DEMANDS:

- Retract the March 4, 2025 termination notice, May 5, 2025 Demand and Counsel Notice by May 12, 2025.
- Pay $12,000,000.00 in damages by June 15, 2025 or face litigation for breach of contract, tortious interference, discrimination and violations of M.G.L.c93A.
- Mutually agree by May 27, 2025, to postpone the May 28, 2025 Natick Select Board License hearing to July 27, 2025 or face $36,000,000.00 in treble damages.
- Cease discriminatory actions, restore signage and provide immediate site access.

- Confirm Lease's validity in writing and acknowledge Tenant's compliance and Landlord's default.

Failure to comply will trigger legal action, including a request for injunctive relief to maintain the Lease and Natick's licensing exclusivity. In other words, no new alcohol license permits shall be issued until this dispute is resolved. Legal action will commence. The Small Business Administration will be contacted. The Tenant has exhaustive records, permits, invoices and is prepared to litigate.

Demand is hereby made for a response by May 30, 2025.

Very truly yours,

David L. Rubin

DLR/bmh

Cc: Anthony M. Moccia, Esquire, (by electronic mail)
Harry Harjani, (by electronic mail)

Gmail

Billy Walsh <bwalsh@natickma.org>

Gatsbys Chophouse rescheduling of hearing

1 message

Harry Harjani <harryharjani@yahoo.com> Tue, Jul 29, 2025 at 3:48 PM
To: Kathryn Coughlin <kcoughlin@natickma.org>, "David davidlrubin.com" <david@davidlrubin.com>, Nick Marona <nicholas.marona@bpretail.com>, Billy Walsh <bwalsh@natickma.org>, Donna Donovan <ddonovan@natickma.org>, David Gusmini <dgusmini@natickma.org>, "David A. Deluca" <ddeluca@mhtl.com>

RESPONSE TO COUNSEL AND DEMAND TO TOWN OF NATICK SELECT BOARD – RESCHEDULING OF JULY 30, 2025, LIQUOR LICENSE REVOCATION HEARING

Gatsbys Chop House, LLC
5 Scotch Cap Road
Quaker Hill, CT 06375

Via Overnight Delivery and Certified Mail, Return Receipt Requested
Town of Natick Select Board
13 East Central Street
Natick, MA 01760
Attn: Kathryn M. Coughlin, Chair
Attn: Billy Walsh, Town Manager's Office
With copies to:
David L. Rubin, Esq.
296 Bedford Street
Lexington, MA 02420
david@davidlrubin.com (mailto:david@davidlrubin.com)
GGP-Natick West L.L.C.
c/o Brookfield Properties
350 N. Orleans St., Suite 300
Chicago, IL 60654-1607
Attn: Michele Jenkins, Regional Vice President, Senior Associate General Counsel
Natick West Shopping Center
1245 Worcester Street, Suite 1218

Natick, MA 01760-1553

Attn: Nicholas Marona, Senior Director

Re: Response to David L. Rubin's Email and Demand for Rescheduling of July 30, 2025, Liquor License Revocation Hearing to October 21, 2025 – Gatsbys Chop House, LLC, Space No. 3009, Natick West Shopping Center
Ms. Coughlin, Mr. Walsh, and Members of the Natick Select Board,

This letter responds to an email from our former counsel, David L. Rubin, Esq., dated July 28, 2025, regarding the liquor license revocation hearing for Gatsbys Chop House, LLC ("Licensee"), that was inadvertantly scheduled for July 30, 2025, at 7:00 PM, we never confirmed this date or time with our former Attorney there is a massive confusion and we need to reschedule pursuant to M.G.L. c. 138, §§ 67 and 77. As Licensee, we are a small business owned by an interracial husband-and-wife team, Mr. Harry Harjani and Ms. Arielle Johnson, hereby clarifies that we never

confirmed the July 30, 2025, hearing date with either the Town or Mr. Rubin. In our prior correspondence (May 23 and May 27, 2025, attached), we requested postponement to September 30, 2025, to address

The Brookfield Properties' summary process eviction case, not July 27, 2025, as Rubin mistakenly referenced. Due to a scheduling conflict on July 30, 2025, involving the relocation of our other business, Instyle Fragrance, and a new conflict on September 30, 2025, we demand the hearing be rescheduled to October 21, 2025. We explicitly deny permission for Mr. Rubin to appear on our behalf without us, as no one consulted Licensee, the license holder, about the July 30 date.

The July 30, 2025, hearing is yet another attempt to rail road us and violated our civil rights, built on a false narrative propagated by Select Board Chair Kathryn Coughlin and orchestrated through a discriminatory conspiracy among the Town, GGP-Natick West L.L.C. (operated by Brookfield Properties), and the Alcoholic Beverages Control Commission (ABCC). This conspiracy targets our interracial ownership and below-market lease (80% below market for 10 years), as detailed in our prior letters. We demand rescheduling to October 21, 2025, or indefinite cancellation, supported by M.G.L., Natick local regulations, and open meeting laws, to address procedural violations and the ongoing obstruction of our American Dream to open Gatsbys Chop House at Space No. 3009, Natick West Shopping Center.

Clarification of Hearing Date and Scheduling Conflicts was never Confirmed by License Holder

Licensee never confirmed the July 30, 2025, hearing date with the Town or Mr. Rubin. In our May 23, 2025, letter, we requested postponement to September 30, 2025, to allow time to resolve Brookfield's summary process eviction case, which threatens our lease despite our compliance and active operations (e.g., May 27, 2025, site work with Cintas). Rubin's May 24, 2025, letter incorrectly referenced July 27, 2025, and his recent email unilaterally assumes our availability for July 30, 2025, without consultation. On July 30, 2025, Licensee is unavailable due to a critical 12-hour window to relocate Instyle Fragrance to a new location between leases, a scheduling conflict that prevents attendance by Mr. Harjani and Ms. Johnson. Additionally, new commitments on September 30, 2025, necessitate a further rescheduling to October 21, 2025.

We explicitly deny permission for Mr. Rubin to appear without us, as M.G.L. c. 138, § 77, grants Licensee the right to a full evidentiary hearing where we may present evidence and witnesses. In Commonwealth v. Selectmen of Natick (1973), the Appeals Court invalidated a revocation hearing due to inadequate notice and preparation time (Mass. App. Ct. 1973). The Town's failure to confirm the date with Licensee, coupled with Rubin's unilateral scheduling, violates this standard. We demand rescheduling to October 21, 2025, to ensure our presence and preparation.

Rebuttal of False Narrative and Ongoing Conspiracy

The July 30, 2025, hearing is premised on Coughlin's false narrative, reported in the Natick Report (May 14, 2025), claiming "no build-out," a "canceled" lease, "padlocked doors," and that "the license was never actually issued." These statements are demonstrably false, as the ABCC approved our liquor license on December 23, 2024, and our lease remains active, evidenced by Brookfield's granting of access on May 27, 2025, for Cintas health and safety compliance work. Coughlin's misinformation ignores Brookfield's obstructions (e.g., December 20, 2024, default letter; February 20, 2025, door-chaining) and the Town's delays (e.g., November 13, 2024, false claim of no Common Victualler application), as detailed in our May 23, 2025, letter. Rubin's May 24, 2025, letter to Michele Jenkins noted Brookfield's "conflicting messages" since February 2025 and "communication between mall employees and town officials," confirming collusion.

This conspiracy, involving the Town, Brookfield, and the ABCC, targets our interracial ownership and favorable lease. In Boston Licensing Board v. Alcoholic Beverages Control Commission (1975), bias invalidated a revocation (Mass. App. Ct. 1975). The Town's failure to consult Licensee on the hearing date further evidences bad faith. We demand indefinite cancellation or rescheduling to October 21, 2025, to investigate this discriminatory campaign.

Active Status of Gatsbys Chop House

Gatsbys Chop House remains ready to open and operational with a valid lease if it not where to the acts of landlord and there "LOCK OUT" . As on May 27, 2025, we where prevented from conducted critical health and safety work with Cintas at Natick Mall, with Brookfield's approval, affirming our quiet enjoyment. This contradicts Coughlin's claims and demonstrates our diligence despite obstructions, such as the Town's November 22, 2024, website failure and Brookfield's March 15, 2025, inspection delays. Rubin's May 24, 2025, letter highlighted Brookfield's failure to cooperate, yet our lease persists. The hearing's premise of non-use is invalid, as delays stem from external interference (Board of Selectmen of Barnstable v. Alcoholic Beverages Control Commission, 1984).

Procedural Violations and Demand for Rescheduling under Public M.G.L. c. 138 Meeting Laws

The Town's scheduling of the July 30, 2025, hearing without Licensee's confirmation violates M.G.L. c. 138, § 67, requiring "reasonable notice" (Commonwealth v. Selectmen of Natick, 1973). The lack of consultation and Rubin's scheduling conflict (noted in his May 24, 2025, letter) exacerbate this defect. The Town's failure to post public notice on natickma.gov, as required by

M.G.L. c. 30A, § 20(b) (McCrea v. Flaherty, 2010), persists as of July 28, 2025. We demand resheduling to October 21, 2025 to allow preparation and compliance wiht open meeting law rights afford to us.

Discriminatory Conspiracy and Tortious Interference

The Town's collusion with Brookfield and the ABCC, as Rubin noted ("communication between mall employees and town officials"), constitutes tortious interference under M.G.L. c. 93A, § 11 (Kattar v. Demoulas, 1994). The timeline in our May 23, 2025, letter (e.g., April 10, 2025, Marona's meeting) shows coordinated delays targeting our interracial ownership and lease. We demand rescheduling to October 21, 2025, or cancellation to cease this discriminatory campaign.

Licensee's Position and Demands

The July 30, 2025, hearing is based on a false narrative and procedural violations, targeting our interracial ownership. We demand:

- **Rescheduling to October 21, 2025**: Reschedule the hearing to allow Licensee's attendance, as we never confirmed July 30, 2025, and have conflicts.
- **Indefinite Cancellation (Alternative)**: Cancel the hearing due to its fraudulent basis and violations of M.G.L. c. 138, §§ 67, 77, and M.G.L. c. 30A, § 20(b).
- **Full Evidentiary Hearing**: If held, conduct a hearing with 30 days' notice, allowing witnesses (e.g., Billy, Donna, Jessica, Marona, Kearney).
- **Cease Discriminatory Practices**: Stop targeting our ownership and lease, per Natick regulations and M.G.L. c. 93A.
- **Proper Notice**: Post notice on natickma.gov 48 hours in advance, per M.G.L. c. 30A, § 20(b).

Failure to comply by July 29, 2025, at 5:00 PM EDT will result in legal action under M.G.L. c. 93A, an ABCC appeal, and injunctive relief, with damages sought up to $36,000,000. Respond to the address above or to Mr. Harjani directly.

Sincerely,
Hitesh (Harry) Harjani
Managing Member
Gatsbys Chop House, LLC
cc:
David L. Rubin, Esq. (via email)
Michele Jenkins, Esq. (via email)
Jennifer Kearney (via email)
Nicholas Marona (via email)
Timothy Peterson (via email)
Deputy Chief Brian Lauzon (via email)
Attorney David Deluca (via email)
Anthony M. Moccia, Esq. (via email)
Alcoholic Beverages Control Commission
On Monday, July 28, 2025 at 03:00:17 AM EDT, Harry Harjani <harryharjani@yahoo.com> wrote:

Sent from Yahoo Mail for iPhone

DAVID L. RUBIN
ATTORNEY AT LAW

296 BEDFORD STREET
LEXINGTON, MA 02420

T: 508-875-9797
F: 888-872-5560
DAVID@DAVIDLRUBIN.COM
WWW.DAVIDLRUBIN.COM

July 29, 2025

By Electronic and Regular Mail

David A. Deluca, Esquire
MURPHY, HESSE TOOMEY & LEHANE, LLP
75-101 Federal Street
Boston, MA 02110

Re: Town of Nattick Select Board Hearing on Gatsby's Chop House, LLC

Dear Attorney DeLuca:

Following up our email exchange today, I want to formerly object to the Natick Select Board proceeding against Gatsby's Chop House (Gatsby's) tomorrow night to hold a hearing to inquire into "the not in use" of the alcohol license, pursuant to MGL Chapter 138, Section 67 and Section 77. As I stated, my client, Mr. Harjani, cannot attend the hearing tomorrow night because he will be out of town to move some of his other stores. He cannot be in two or three different places at once. Unfortunately, he cannot change those commitments.

The second reason I object to the hearing going forward is that it is premature. The Natick Mall, Gatsby's landlord, has begun an eviction action in the Natick District Court to remove Gatsby's from the premises. The landlord has placed a chain and padlock on the doors. The sign on the storefront was taken down. Police were present. Therefore, my client does not have access to the restaurant and cannot operate it. Therefore, he cannot use the license.

Mr. Harjani contends that the landlord has breached the lease. He will vigorously defend it in court. Consequently, it is premature for the Natick Select Board to hear this matter. I respectfully request that the hearing be rescheduled to late September, at a time convenient to all parties.

Thank you for your attention to this.

Very truly yours,

David L. Rubin

DLR/bmh
Cc: Harry Harjani

Gmail Billy Walsh <bwalsh@natickma.org>

Fwd: Natick Select Board Hearing on 7/23/25 - Gatsby's Chop House

Donna Donovan <ddonovan@natickma.org> Tue, Jul 29, 2025 at 12:57 PM
To: Billy Walsh <bwalsh@natickma.org>

DONNA DONOVAN
Assistant to Town Administration

ddonovan@natickma.org
(508) 647-6400 x1403

13 East Central St. ◆ Natick, MA ◆ 01760
Stay connected, Natick! www.natickma.gov

---------- Forwarded message ---------
From: **David A. Deluca** <ddeluca@mhtl.com>
Date: Tue, Jul 29, 2025 at 12:35 PM
Subject: RE: Natick Select Board Hearing on 7/23/25 - Gatsby's Chop House
To: david davidlrubin.com <david@davidlrubin.com>, Kathryn Coughlin <kcoughlin@natickma.org>
Cc: James Errickson <jerrickson@natickma.org>, amoccia@eckertseamans.com <amoccia@eckertseamans.com>, Donna Donovan <ddonovan@natickma.org>

Attorney Rubin, The hearing has already been continued from June 25, 2025 to July 23, 2025 for you and your client's convenience. At your request this is specially assigned out of cycle hearing for July 30 was an agreed date based upon your approval presumably with the consent of your client. The license holder is represented by counsel and I will recommend for Board to proceed with the hearing. You may request a further hearing date to receive testimony from the license holder, otherwise it is anticipated that the hearing will proceed as scheduled on Wednesday, July 30 at 7:00PM at Natick Town Hall. Call or email to discuss. Thanks, DD

David A. DeLuca, Esq.

T (617) 479-5000

ddeluca@mhtl.com

From: david davidlrubin.com <david@davidlrubin.com>
Sent: Tuesday, July 29, 2025 12:09 PM
To: David A. Deluca <ddeluca@mhtl.com>; Kathryn Coughlin <kcoughlin@natickma.org>
Cc: James Errickson <jerrickson@natickma.org>; amoccia@eckertseamans.com; Donna Donovan <ddonovan@natickma.org>
Subject: RE: Natick Select Board Hearing on 7/23/25 - Gatsby's Chop House

*** **WARNING:** EXTERNAL***

Attorney Deluca: Sorry for the delayed response. My client cannot attend the hearing scheduled for tomorrow because he is moving several of his other stores which must be done before the end of July. Security deposits and other issues must be addressed, and he cannot be in more than one place at once. I apologize for the inconvenience.

Can the hearing be scheduled in late September to avoid court conflicts and vacation conflicts in August?

Thank you, David Rubin.

From: David A. Deluca <ddeluca@mhtl.com>
Sent: Thursday, July 24, 2025 1:04 PM
To: david davidlrubin.com <david@davidlrubin.com>; Kathryn Coughlin <kcoughlin@natickma.org>
Cc: James Errickson <jerrickson@natickma.org>; amoccia@eckertseamans.com; Donna Donovan <ddonovan@natickma.org>
Subject: RE: Natick Select Board Hearing on 7/23/25 - Gatsby's Chop House

Attorney Rubin, This is confirm that the above noted matter has been rescheduled with the Natick Select Board for Wednesday, July 30, 2025 at 7:00PM. Please advise your client accordingly. Thanks, DD

David A. DeLuca, Esq.

T (617) 479-5000

ddeluca@mhtl.com

From: david davidlrubin.com <david@davidlrubin.com>
Sent: Friday, July 18, 2025 12:46 PM
To: Kathryn Coughlin <kcoughlin@natickma.org>
Cc: David A. Deluca <ddeluca@mhtl.com>; James Errickson <jerrickson@natickma.org>
Subject: RE: Natick Select Board Hearing on 7/23/25 - Gatsby's Chop House

*** **WARNING:** EXTERNAL***

Thank you, Select Woman Coughlin.

David Rubin.

From: Kathryn Coughlin <kcoughlin@natickma.org>
Sent: Friday, July 18, 2025 12:36 PM
To: david davidlrubin.com <david@davidlrubin.com>
Cc: David A. Deluca <ddeluca@mhtl.com>; James Errickson <jerrickson@natickma.org>
Subject: Re: Natick Select Board Hearing on 7/23/25 - Gatsby's Chop House

Sorry--agenda attached here.

On Fri, Jul 18, 2025 at 12:17 PM david davidlrubin.com <david@davidlrubin.com> wrote:

> Attorney Deluca: Following up on my voicemail today, I have to be in Waltham next Wednesday night at 7:00 pm on another matter. I wanted to reschedule it so it did not conflict with the Natick hearing, which is at the same time, but I am unable to do it. I could try to get over to Natick later in the evening, but I do not know how long the hearing in Waltham will last and I do not know how long the Natick Select Board would be willing to wait. A solution may be to reschedule the hearing to another date.
>
> I look forward to hearing from you.
>
> Thank you. David Rubin.
>
> David L. Rubin
>
> Attorney at Law
>
> 296 Bedford Street
>
> Lexington, MA 02420
>
> 508-875-9797

--

Kathryn M Coughlin
Chair, Natick Select Board

kcoughlin@natickma.org
(508) 333-2987 (cell)

13 East Central St. ◆ Natick, MA ◆ 01760

https://www.natickma.gov/378/Select-Board

Please note that the Massachusetts Secretary of State considers e-mail to be a Public Record, and therefore subject to the Massachusetts Public Record Law.

Gatsbys Chophouse

Arielle Johnson <johnsonarielle1990@gmail.com> Wed, Sep 3, 2025 at 4:56 PM
To: Harry Harjani <harryharjani@yahoo.com>, Billy Walsh <bwalsh@natickma.org>, Donna Donovan <ddonovan@natickma.org>, "kcoughlin@natickma.org" <kcoughlin@natickma.org>

DEMAND LETTER TO TOWN OF NATICK SELECT BOARD – DEMAND FOR POSTPONEMENT OF SEPTEMBER 3, 2025, HEARING DUE TO INADEQUATE NOTICE AND VIOLATIONS OF LAW

Gatsbys Chop House, LLC
5 Scotch Cap Road
Quaker Hill, CT 06375
September 3, 2025

Town of Natick Select Board
13 East Central Street
Natick, MA 01760

Attn: Kathryn M. Coughlin, Chair
Attn: Billy Walsh, Town Manager's Office

With copies to:

GGP-Natick West L.L.C.
c/o Brookfield Properties
350 N. Orleans St., Suite 300
Chicago, IL 60654-1607
Attn: Michele Jenkins, Regional Vice President, Senior Associate General Counsel
Natick West Shopping Center
1245 Worcester Street, Suite 1218
Natick, MA 01760-1553

Attn: Nicholas Marona, Senior Director

Re: Demand for Postponement of September 3, 2025, Liquor License Revocation Hearing Due to Inadequate Notice, Open Meeting Law Violations, and Ongoing Conspiracy Against Gatsbys Chop House, LLC, Space No. 3009, Natick West Shopping Center

Dear Ms. Coughlin, Mr. Walsh, and Members of the Natick Select Board,
Gatsbys Chop House, LLC ("Licensee"), a small business owned by an interracial husband-and-wife team, Mr. Harry Harjani and Ms. Arielle Johnson, received your notice dated August 28, 2025, of a public hearing scheduled for tomorrow, September 3, 2025, at 7:00 PM in the Edward Dlott Meeting Room, regarding the potential revocation of our liquor license under M.G.L. c. 138, §§ 67 and 77. This notice, delivered via mail and received today, September 2, 2025, at 07:59 PM EDT, provides less than 24 hours' notice, rendering it wholly inadequate and in flagrant violation of Massachusetts Open Meeting Law (M.G.L. c. 30A, §§ 18–25), Natick local regulations, and state statutes. Your own letter acknowledges our "right to have an attorney present," yet the Town proceeded with this deficient notice, fully aware that our former attorney abruptly quit, has not turned over case files, and we have been unable to secure new counsel. Licensee cannot attend tomorrow's hearing with less than one day's notice and no legal representation, and we demand postponement to November 27, 2025, to hire counsel, prepare adequately, and address District Court litigation scheduled for September 11, 2025.

This inadequate notice is part of an ongoing discriminatory conspiracy with GGP-Natick West L.L.C. (operated by Brookfield Properties) and the Alcoholic Beverages Control Commission (ABCC) to target our interracial ownership and below-market lease (80% below market for 10 years), obstructing our American Dream to open Gatsbys Chop House at Space No. 3009, Natick West Shopping Center. We demand postponement and reserve our right to pursue legal action under M.G.L. c. 93A for tortious interference and violations of our rights.

Section 1: Violation of Open Meeting Law and Inadequate Notice

The Town's notice, dated August 28, 2025, and received on September 2, 2025, at 07:59 PM EDT, provides less than 24 hours' notice for a hearing scheduled for September 3, 2025, at 7:00 PM. This violates M.G.L. c. 30A, § 20(b), which mandates that public bodies post notice of meetings at least 48 hours in advance, excluding weekends and holidays, and ensure reasonable notice to affected parties. In Commonwealth v. Selectmen of Natick (1973), the Massachusetts Appeals Court held that 10 days' notice was insufficient for a license revocation hearing under M.G.L. c. 138, § 67, requiring adequate preparation time (Mass. App. Ct. 1973). Here, less than 24 hours' notice, delivered via mail rather than marked as certified or expedited as in your August 28, 2025, letter, is egregiously inadequate, especially given our right to legal representation, as you acknowledged.
The Town's failure to post notice on natickma.gov, as required by M.G.L. c. 30A, § 20(b), and its reliance on mail delivery without confirmation of receipt further breaches Open Meeting Law transparency standards. In McCrea v. Flaherty (2010), the Supreme Judicial Court invalidated a public body's action for failing to provide proper notice (SJC 2010). This deficient notice, combined with the Town's awareness of our attorney's departure, constitutes a deliberate attempt to deny Licensee due process.

Section 2: Right to Counsel and Town's Knowledge of Attorney Status

Your August 28, 2025, letter states, "We have a right to have an attorney present," yet the Town scheduled this hearing with less than 24 hours' notice, knowing our former attorney, David L. Rubin, Esq., abruptly quit and has not turned over case files. We have been unable to obtain new counsel due to this disruption, a fact the Town is fully aware of through prior correspondence (e.g., July 28, 2025, letter). M.G.L. c. 138, § 77, mandates a "full and fair hearing" where the licensee may present evidence and witnesses, including legal representation (Board of Selectmen of Barnstable v. Alcoholic Beverages Control Commission, 1984). The Town's action to proceed without ensuring our ability to secure counsel violates this right and Natick's local liquor regulations, which require fair application of licensing procedures under M.G.L. c. 138, § 23.
This scheduling, designed to exclude our participation, mirrors past violations, such as the unpublicized July 30, 2025, hearing, where cameras were allegedly turned off, as noted in our August 6, 2025, letter. The Town's conduct is a calculated move to railroad Licensee, exploiting our lack of representation.

Section 3: Ongoing Conspiracy and Discriminatory Targeting

The inadequate notice is part of a persistent conspiracy with Brookfield Properties and the ABCC to target Licensee's interracial ownership and below-market lease. Our May 23, 2025, letter detailed Brookfield's baseless default letter of December 20, 2024, and the Town's delays (e.g., November 13, 2024, false claim of no Common Victualler application). The Town's failure to publicize hearings, as seen with the July 30, 2025, proceeding, and its rush to schedule tomorrow's hearing with insufficient notice, align with Select Board Chair Kathryn Coughlin's false narrative in the Natick Report (May 14, 2025), claiming a "canceled" lease despite our active status (e.g., May 27, 2025, Cintas site work).
In Boston Licensing Board v. Alcoholic Beverages Control Commission (1975), the Appeals Court overturned a revocation due to bias (Mass. App. Ct. 1975). The Town's actions, including this notice violation, constitute tortious interference under M.G.L. c. 93A, § 11, as upheld in Kattar v. Demoulas (1994) (SJC 1994), warranting damages up to $36,000,000 for financial and emotional harm.

Section 4: Inability to Attend and Proposed Rescheduling

Licensee cannot attend the September 3, 2025, hearing due to less than 24 hours' notice and the absence of counsel, compounded by District Court litigation on September 11, 2025, related to Brookfield's summary process eviction case. We propose November 27, 2025, as the tentative first date we may appear, allowing time to hire new counsel, retrieve case files, and prepare adequately. This aligns with M.G.L. c. 138, § 67's requirement for "reasonable notice" and ensures a "full and fair hearing" under M.G.L. c. 138, § 77 (Barnstable, 1984).

Licensee's Position and Demands

The September 3, 2025, hearing, scheduled with less than 24 hours' notice, violates M.G.L. c. 30A, § 20(b), M.G.L. c. 138, §§ 67 and 77, and Natick local regulations, perpetuating a discriminatory conspiracy against our interracial ownership. We demand:

1 Postponement to November 27, 2025: Reschedule the hearing to November 27, 2025, to allow Licensee to secure counsel and prepare, with 30 days' notice per M.G.L. c. 138, § 67.

2 Proper Notice Compliance: Post public notice on natickma.gov at least 48 hours in advance, per M.G.L. c. 30A, § 20(b), and confirm receipt with Licensee.

3 Cease Discriminatory Practices: Immediately cease targeting our ownership and lease, in violation of state and local laws.

Failure to comply by September 3, 2025, at 5:00 PM EDT will result in legal action under M.G.L. c. 30A and c. 93A, an ABCC appeal under M.G.L. c. 138, § 67, and injunctive relief, with punitive and monatary damages sought up to $122,000,000 and/or the maxium allowed in the Commonwealth

Hitesh (Harry) Harjani
Managing Member
Gatsbys Chop House, LLC
cc:
Michele Jenkins, Esq. (via email)
Jennifer Kearney (via email)
Nicholas Marona (via email)
Timothy Peterson (via email)
Deputy Chief Brian Lauzon (via email)
Attorney David Deluca (via email)
Anthony M. Moccia, Esq. (via email)
Alcoholic Beverages Control Commission (via regular mail)

TOWN OF NATICK SELECT BOARD

Kathryn M. Coughlin, Chair
Linda Wollschlager, Vice Chair
Kristen L. Pope, Clerk
Richard Sidney
Bruce T. Evans
EMAIL: selectboard@natickma.org

August 28, 2025

Mr. Harry Harjani and Ms. Arielle Johnson
Gatsby's Chop House, LLC
5 Scotch Cap Road
Quaker Hill, CT 06375

RE: hearing

Dear Mr. Harjani and Ms. Johnson,

You are hereby notified that the Natick Select Board, pursuant to M.G.L. c.138, Section 67 and Section 77, will continue the hearing that was held on Wednesday July 30, 2025 to Wednesday, September 3, 2025 at 7:00 PM in the Edward Dlott Meeting Room at Natick Town Hall, 13 East Central Street, Natick, MA to consider whether to cancel the Liquor License issued to Gatsby's Chop House, LLC at 1245 Worcester Street, Natick, MA 01760.

The reason for the hearing is that Gatsby's Chop House LLC's license is not in use and therefore is subject to cancellation by the Select Board as the Local Licensing Authority.

Your presence is requested at the above-referenced hearing and you have the right to be represented by counsel if you so choose.

Sincerely,

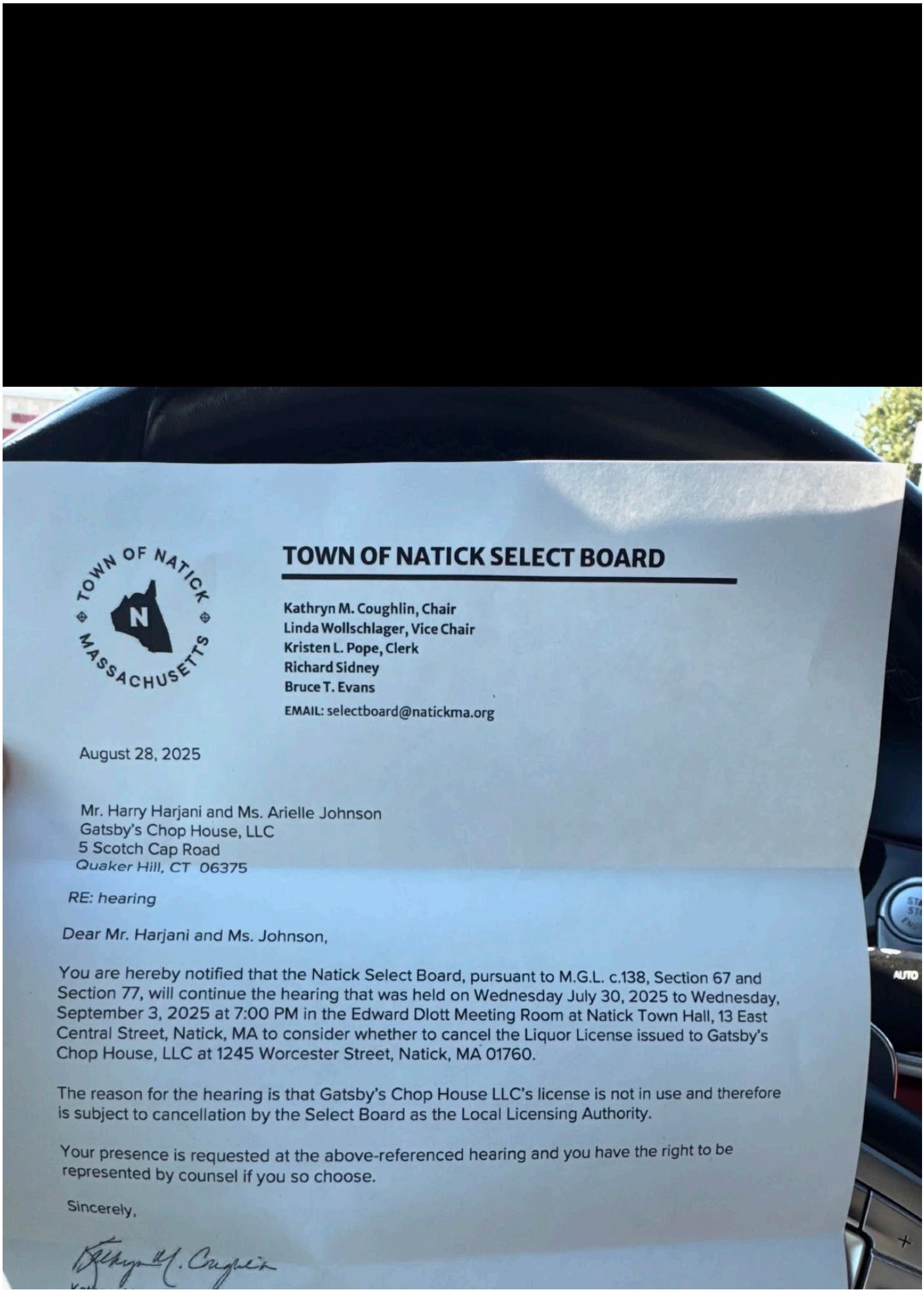
Kathryn M. Coughlin
Chair

Cc via electronic mail :

Attorney David Deluca
Attorney David Rubin
Deputy Police Chief Brian Lauzon
Fire Chief Jason Ferschke
Jessica Cliff, Board of Health
David Gusmini, Building Department
Alcoholic Beverage Control Commission

Gatsbys chophouse

Arielle Johnson <johnsonarielle1990@gmail.com> Tue, Sep 9, 2025 at 4:53 PM
To: Harry Harjani <harryharjani@yahoo.com>, Donna Donovan <ddonovan@natickma.org>, Billy Walsh <bwalsh@natickma.org>, kcoughlin@natickma.org



TOWN OF NATICK SELECT BOARD

Kathryn M. Coughlin, Chair
Linda Wollschlager, Vice Chair
Kristen L. Pope, Clerk
Richard Sidney
Bruce T. Evans
EMAIL: selectboard@natickma.org

August 28, 2025

Mr. Harry Harjani and Ms. Arielle Johnson
Gatsby's Chop House, LLC
5 Scotch Cap Road
Quaker Hill, CT 06375

RE: hearing

Dear Mr. Harjani and Ms. Johnson,

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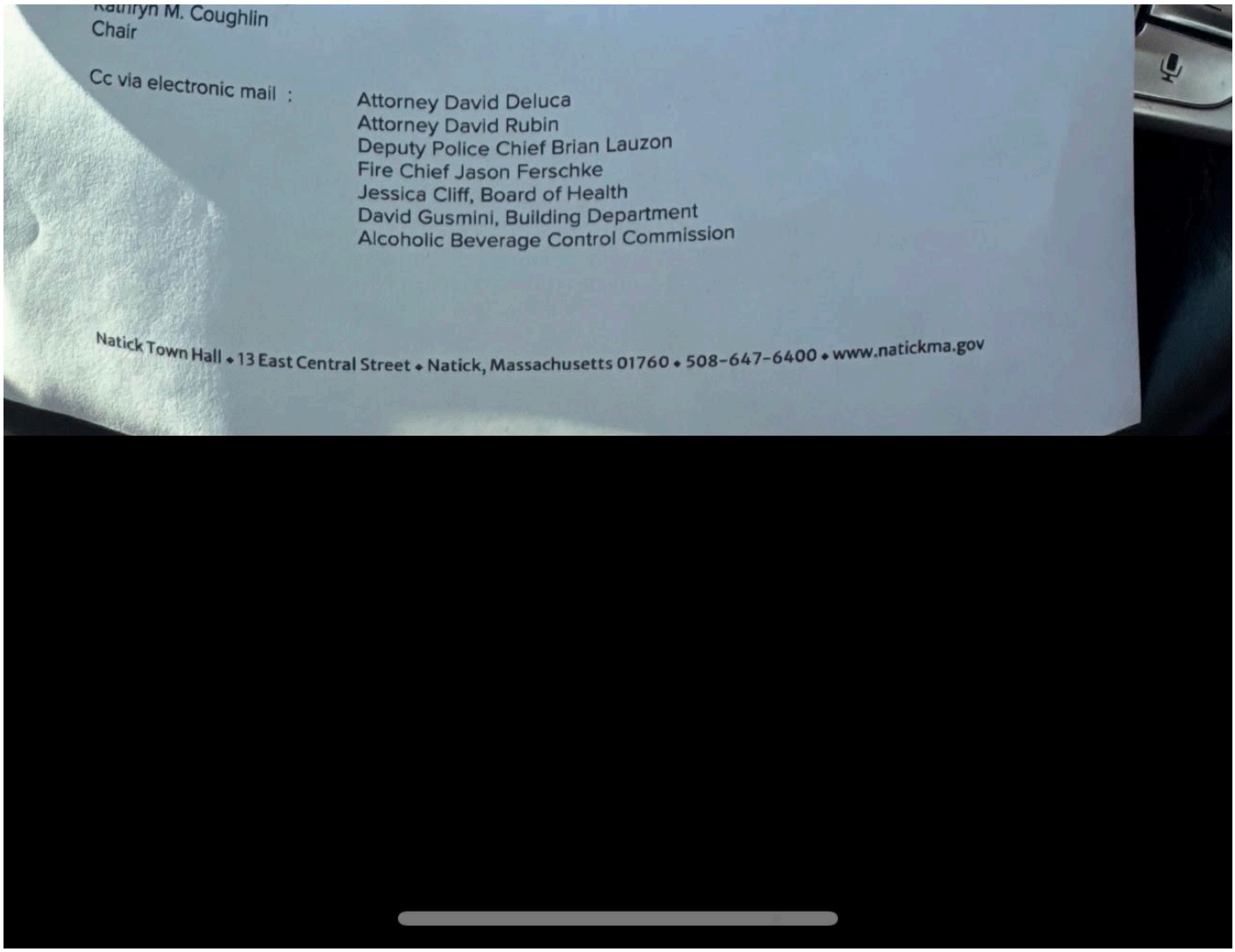
The reason for the hearing is that Gatsby's Chop House LLC's license is not in use and therefore is subject to cancellation by the Select Board as the Local Licensing Authority.

Your presence is requested at the above-referenced hearing and you have the right to be represented by counsel if you so choose.

Sincerely,

Kathryn M. Coughlin


Kathryn M. Coughlin
Chair

Cc via electronic mail :

Attorney David Deluca
Attorney David Rubin
Deputy Police Chief Brian Lauzon
Fire Chief Jason Ferschke
Jessica Cliff, Board of Health
David Gusmini, Building Department
Alcoholic Beverage Control Commission

Natick Town Hall • 13 East Central Street • Natick, Massachusetts 01760 • 508-647-6400 • www.natickma.gov

DEMAND LETTER TO TOWN OF NATICK SELECT BOARD – DEMAND TO CEASE UNLAWFUL PUBLIC HEARING THAT WAS NEVER NOTICED OF TODAYS STATUS HEARING IN VIOLATIONS OF OPEN MEETING LAW, AND DISCRIMINATORY CONSPIRACY AGAINST GATSBYS CHOP HOUSE, LLC BY THE NATICK SELECT CHAIR KATHRYN COUGHLIN

Gatsbys Chop House, LLC
5 Scotch Cap Road
Quaker Hill, CT 06375
September 9, 2025

Town of Natick Select Board
13 East Central Street
Natick, MA 01760

Attn: Kathryn M. Coughlin, Chair
Attn: Billy Walsh, Town Manager's Office

GGP-Natick West L.L.C.
c/o Brookfield Properties
350 N. Orleans St., Suite 300
Chicago, IL 60654-1607

Attn: Michele Jenkins, Regional Vice President, Senior Associate General Counsel
Natick West Shopping Center
1245 Worcester Street, Suite 1218
Natick, MA 01760-1553
Attn: Nicholas Marona, Senior Director

Re: Demand to Cease Violations of Open Meeting Law Postpone Unlawful Hearing for Failure to Notice Gatsby's Chop House , Coughlin's Gaslighting of Board Members, Non-Disclosure of Communications, and Discriminatory Conspiracy; Status Update on Gatsbys Chop House, LLC, Space No. 3009, Natick West Shopping Center

Ms. Coughlin, Mr. Walsh, and Members of the Natick Select Board,

Gatsbys Chop House, LLC ("Licensee"), a small business owned by an interracial husband-and-wife team, Mr. Harry Harjani and Ms. Arielle Johnson, writes in response to Select Board Chair Kathryn M. Coughlin's recent attempts to railroad Licensee by conducting a series of improper hearings, gaslighting other board members, misleading the public, and failing to disclose our extensive communications and demand letters with the Town.

As evidenced in the transcript of a recent non-public meeting in where Coughlin is misleading the board by falsely portraying Licensee as "playing a game" with excuses for non-attendance, while omitting our repeated notifications of availability (e.g., our July 28, 2025, letter informing the Town we would appear on November 22, 2025) and the Town's own role in causing delays.

We have been informed the board's last hearing, which was not a properly noticed public meeting, continued the matter to September 17, 2025, yet Coughlin is attempting to conduct or reference hearings without notice, tricking the public into believing proper notice was given for "today's hearing" or prior sessions.

These actions violate Massachusetts Open Meeting Law (M.G.L. c. 30A, §§ 18–25), the First Amendment, and other rights, forming part of a grand conspiracy with Natick West L.L.C.

(operated by Brookfield Properties, the Town's largest taxpayer) to unlawfully evict Licensee and revoke our liquor license.

This conspiracy, targeting our immigrant-interracial ownership and below-market lease (80% below market for 10 years), has been well-documented in our prior demand letters (May 23, May 27, July 28, August 6, and September 2, 2025, attached).

We incorporate a status of the Gastby's Chop House update herein, as requested by the board, as we where told all the board members wanted was an update of what are efforts where to open our resturaunt.

In hopes to negate any pretext for Caughlin's attempt to "bait & switch" any status hearing into a revocation hearing. We demand immediate cessation of these violations, full disclosure of all communications, and support for Gatsbys Chop House at Space No. 3009, Natick West Shopping Center.

Failure to comply will result in legal action, including under M.G.L. c. 93A for tortious interference.

Section 1: Violations of Open Meeting Law and Non-Public Hearings

The Town, led by Coughlin conspiring with the landlord has attempted at conducting a series of so called "Status Hearings" but more often then not calling them "Revocation Hearings" in communications and conversations with Landlord, Mall Managers and their attorneys all in violation of M.G.L. c. 30A, §§ 18–25, which require public bodies to hold open meetings, post actual public notices of the boards intent to call such meetings with at least 21 days notice under § 20(b), and maintain transparency.

The board's last hearing, which was not a properly noticed public meeting (concluded as PRIVATE), continued the liquor license matter to September 17, 2025, without providing statutory notice to Licensee or the public. Coughlin's attempts to "bait & switch" it for tonights meeting with ANY PROPER NOTICE TO GATSBY further supports the conspiratorial efforts with the Land Lord and Caughlin.
In where she has continued to reference at every oppertunity "REVOCATION" as even conduct in her attempts to conduct "today's hearing" (or prior unpublicized sessions) without notice violate § 20(a), which prohibits secret deliberations, and § 22(a), requiring accurate minutes and records.

In District Attorney for the Plymouth District v. Board of Selectmen of Middleborough (1984), the Appeals Court held that deliberate concealment of meeting details invalidates actions (Mass. App. Ct. 1984). The Town's failure to post notices on natickma.gov for these hearings, as required, and conducting non-public sessions (e.g., the meeting in the attached transcript), constitute illegal secret meetings under § 21.

These violations are exacerbated by Coughlin's gaslighting of board members, as seen in the transcript where she misleads them by claiming Licensee is "playing a game" with excuses, without GATSBY volumis DEMAND LETTERS TO THE ENTIRE SELECTBOARD and "trash canning" and failing to disclose our prior letters (e.g., July 28, 2025, confirming availability for November 22, 2025). This non-disclosure tricks the board and public into believing proper notice was given, violating the Open Meeting Law's transparency mandate.

Section 2: Violations of First Amendment and Other Rights

Coughlin's misleading statements and the Town's non-public hearings violate Licensee's First Amendment rights under the U.S. Constitution, as incorporated by the Fourteenth Amendment,

by denying public access to government proceedings and suppressing speech related to our grievances.

The Open Meeting Law enforces these rights by requiring open deliberations (§ 20(a)). By conducting non-public meetings and failing to disclose our demand letters (detailing the conspiracy), the Town is attempting to violate our rights to petition the government and free speech, as protected in Elrod v. Burns (1976), where the Supreme Court held that government actions suppressing dissent are unconstitutional (U.S. 1976). Coughlin's portrayal of Licensee as evasive, without referencing our communications (e.g., May 24, 2025, continuance request from David L. Rubin, Esq., attached), is a deliberate attempt to gaslight the board and mislead the public, infringing on our due process rights under M.G.L. c. 138, § 77, which requires a "full and fair hearing" (Board of Selectmen of Barnstable v. Alcoholic Beverages Control Commission, 1984).

Section 3: Ongoing Conspiracy with Brookfield Properties

Coughlin and the Town have conspired with Brookfield Properties (the Town's largest taxpayer) for months to evict Licensee unlawfully and revoke our ABCC-approved liquor license (December 23, 2024). Our prior letters documented Brookfield's baseless default letter (December 20, 2024), door-chaining (February 20, 2025), and inspection delays (March 15, 2025), coordinated with the Town's gatekeeping of our Common Victualler License (applied for 12 times, e.g., November 13, 2024, false claim of no application).

Coughlin's gaslighting in the transcript—omitting these facts and our status updates—serves this conspiracy, targeting our immigrant-interracial ownership. In Boston Licensing Board v. Alcoholic Beverages Control Commission (1975), bias invalidated a revocation (Mass. App. Ct. 1975). The Town's actions constitute tortious interference under M.G.L. c. 93A, § 11 (Kattar v. Demoulas, 1994), exposing the Town to treble damages up to $36,000,000.

Section 4: Status Update on Gatsbys Chop House

As informed by a concerned citizen and requested by the select board

("all we want to know is the status of what they want to do with the license"),

Licensee formally informs the Select Board: We are moving forward with opening Gatsbys Chop House in 2025, despite the Town's and Brookfield's obstructions. We have a District Court hearing on September 11, 2025, to address Brookfield's unlawful eviction attempts. We will continue or efforts to obtain our CW as we have so many times before, the Common Victualler License process clearly was blocked by the Board of Health for the 12th time, as the Town has gatekept approvals and blocked our progress.

If it where not for Couhlin, her minions and the Landlord to unlawfully evict us, Gatsby's would have opened already if not for the bad acts of a select few.

As we intend to provide the board with another update on or before November 22, 2025. This update satisfies the board's inquiry and negates any basis for revocation or any hearing for that matter, as delays stem from external interference by the named guilty parties above (Barnstable, 1984).

Reservation of Rights of Licensee’s and Legal Position and Demands

The Town's violations, led by Coughlin, perpetuate a discriminatory conspiracy against our immigrant-interracial business. We demand:

1. **Cease Railroading and Violations**: Immediately cease non-public hearings, gaslighting, and misleading statements; comply with M.G.L. c. 30A, §§ 18–25, by posting all notices on natickma.gov 21 days in advance (§ 20(b)).
2. **Full Disclosure**: Disclose all communications, including our demand letters, to the board and public at the next meeting; provide video/transcript of all prior hearings by September 16, 2025 (§ 22(a)).
3. **Postponement Confirmation**: Confirm postponement of any hearing until November 22, 2025, with 30 days' notice per M.G.L. c. 138, § 67.
4. **Support for Opening**: Cease conspiracy with Brookfield; expedite our Common Victualler License and approvals to support local immigrant-interracial business owners.

Failure to comply by September 16, 2025, at 5:00 PM EDT will result in legal action under M.G.L. c. 30A, c. 93A, and c. 138, § 67 (ABCC appeal), plus federal claims for First Amendment violations, seeking damages up to $36,000,000.

Respond to the address above.

Sincerely a very upset Small Business Owner and Patriot,

Hitesh (Harry) Harjani
Managing Member
Gatsbys Chop House, LLC

cc:
Michele Jenkins, Esq. (via email)
Jennifer Kearney (via email)
Nicholas Marona (via email)
Timothy Peterson (via email)
Deputy Chief Brian Lauzon (via email)
Attorney David Deluca (via email)
Anthony M. Moccia, Esq. (via email)
Alcoholic Beverages Control Commission (via regular mail)

Gmail

Billy Walsh <bwalsh@natickma.org>

EMERGENCY NOTICE OF $122,000,000 Gatsby's Chop House v Town of Nantick, Select Board, Brookfield Properties & Demand to Cancel Town of Nantick Extrajudical Select Board Hearing- Gatsby's Chop House September 29, 2025 Hearing and Notice of Pending Emergency TRO - Case No. 2587SU000005

NICHOLAS FIORILLO <metrowestrealty@yahoo.com> Mon, Sep 29, 2025 at 5:19 PM
Reply-To: NICHOLAS FIORILLO <metrowestrealty@yahoo.com>
To: "David A. Deluca" <ddeluca@mhtl.com>, Kathryn Coughlin <kcoughlin@natickma.org>, "Cc: James Errickson" <jerrickson@natickma.org>, Donna Donovan <ddonovan@natickma.org>, "harryharjani@yahoo.com" <harryharjani@yahoo.com>, "rbalakrishnan@natickma.org" <rbalakrishnan@natickma.org>, "bcox@natickma.org" <bcox@natickma.org>, "jsimonetta@natickma.org" <jsimonetta@natickma.org>, "bkearney@natickma.org" <bkearney@natickma.org>, "jkearney@natickma.org" <jkearney@natickma.org>, "bwalsh@natickma.org" <bwalsh@natickma.org>, "dgusmini@natickma.org" <dgusmini@natickma.org>, "mrogers@natickma.org" <mrogers@natickma.org>, "tcoughlin@natickma.org" <tcoughlin@natickma.org>, "health@natickma.gov" <health@natickma.gov>, "townmanager@natickma.org" <townmanager@natickma.org>, "townclerk@natickma.org" <townclerk@natickma.org>, "comdev@natickma.org" <comdev@natickma.org>, "permitting@natickma.org" <permitting@natickma.org>, "fire@natickma.gov" <fire@natickma.gov>, "police@natickma.go" <police@natickma.go>, "\"clerk@middlesexcourt.ma.gov\"" <clerk@middlesexcourt.ma.gov>, NICHOLAS FIORILLO <metrowestrealty@yahoo.com>, "\"jennifer.kearney@natickma.gov\"" <jennifer.kearney@natickma.gov>, "\"timothy.coughlin@natickma.gov\"" <timothy.coughlin@natickma.gov>, "selectboard@natickma.gov" <selectboard@natickma.gov>, "deborah@natickreport.com" <deborah@natickreport.com>, "bob@natickreport.com" <bob@natickreport.com>, "pmyerberg@metrowestdailynews.com" <pmyerberg@metrowestdailynews.com>, "a.z.austen@globe.com" <a.z.austen@globe.com>, "bhauser@globe.com" <bhauser@globe.com>, "amilkovits@globe.com" <amilkovits@globe.com>, "charlene.arsenault@patch.com" <charlene.arsenault@patch.com>, "abbeyniezgoda@nbcuni.com" <abbeyniezgoda@nbcuni.com>, "alyshapalumbo@nbcuni.com" <alyshapalumbo@nbcuni.com>, "coryedwards@nbcuni.com" <coryedwards@nbcuni.com>, "dermott@metrowestdailynews.com" <dermott@metrowestdailynews.com>

Urgent: Demand to Cancel September 29, 2025 Hearing and Notice of Pending Emergency TRO - Case No. 2587SU000005

To: Natick Select Board
Email Addresses: selectboard@natickma.gov; kathryn.coughlin@natickma.gov; timothy.coughlin@natickma.gov; jennifer.kearney@natickma.gov

Cc: H. Harry Harjani harryharjani@gatsbyschophouse.com ;
Nicholas Fiorillo metrowestrealty@yahoo.com ;

Clerk of the Court clerk@middlesexcourt.ma.gov

Date: September 29, 2025, 4:55 PM EDT

Dear Members of the Natick Select Board,

This email serves as a formal demand on behalf of Gatsby's Chop House, LLC, H. Harry Harjani and Nicholas Fiorillo (collectively, the "Plaintiffs in Counterclaim") regarding the purported unlawful and extrajudical hearing scheduled for this evening, September 29, 2025, at 6:00 PM EDT, concerning the premises at Space No. 3009, Natick West Shopping Center, 1245 Worcester Street, Natick, MA 01760. Further Notice is hereby given, the Board of Selectman along with the Town of Nantick and the Nantick Collection aka GGP Natick West, LLP have also been served with Gatsby's Chope House $122,000,000 Counter Claim, under Public Corruption, 1983 Civil Rights

and 18 U.S.C. Racketeering Claims against them, for their conspriacy to prevent the opening and operation of Gatsby's Chop House at the Nantick Collection. (see attached)

We hereby notify you that an Emergency Verified Motion for Temporary Restraining Order (TRO) and Memorandum of Law in Support has been filed today, September 29, 2025, at 4:30 PM EDT, with the District Court of Massachusetts, Natick-Framingham Division, under Case No. 2587SU000005 (Envelope Number: 4185423). This filing, submitted in the matter of *GGP-Natick West LLC v. Gatsby's Chop House, LLC*, seeks to restrain the Town of Natick, its Board of Health, Select Board, and all Cross-Defendants (including GGP-Natick West LLC, Brookfield Properties, and others named in the counterclaim) from conducting any further public or private hearings, proceedings, or revocation efforts related to Gatsby's Chop House, LLC, pending resolution of this action and the scheduled court hearing on October 30, 2025. (see attached)

The Motion asserts that the Town's series of six "deep fake" hearings, including the one scheduled for tonight, violates Massachusetts Open Meeting Law (M.G.L. c. 30A, § 20(b)) due to the lack of proper notice and public access. These proceedings, falsely labeled as continuances, are extrajudicial and void, as the Plaintiffs were systematically excluded despite multiple certified notices of intent to appear (e.g., November 22-27, 2025). The TRO demands that the Natick Select Board appear at the October 30, 2025, hearing and cease all unlawful meetings regarding Gatsby's until the Court resolves this matter on its merits.

You are hereby directed to immediately cancel the September 29, 2025, hearing and refrain from any further actions related to Gatsby's Chop House, LLC, pending the October 30, 2025, hearing. Failure to comply with this demand may result in further legal action, including contempt proceedings, given the pending Emergency Motions and the documented pattern of fraud, extortion, and civil rights violations alleged in the counterclaim seeking $122,000,000 in damages under 18 U.S.C. and 42 U.S.C. § 1983.

This demand is made in good faith, supported by the Verified Complaint (Docket No. 2587000006), affidavits, and all pleadings filed. Expedited certification and service are requested, and a preliminary injunction hearing is set for October 30, 2025. Please confirm receipt of this email and cancellation of the hearing by 5:30 PM EDT today.

H. Harry Harjani, pro se
Gatsby's Chop House, LLC
5 Scotch Hill, Quaker Hill, CT 06375
Email: harryharjani@gatsbyschophouse.com
Nicholas Fiorillo, pro se
Assignee of Claims from Arielle Johnson
200 S Andrews #504, Fort Lauderdale, FL 33310
Email: metrowestrealty@yahoo.com

Attachment: Emergency Verified Motion for TRO and Memorandum of Law (Filed Case No. 2587SU000005)
Note: This email constitutes formal notice under Mass. R. Civ. P. 65(b). Immediate action is required to avoid further legal consequences.



Filing Submitted

Envelope Number: 4185423
Case Number: 2587SU000005
Case: 2587SU000005 GGP-Natick West L.L.C. v. Gatsbys Chop House, LLC

This is a notification that the filing below has been SUBMITTED to the court for review. Please note that eFiled documents do not become part of the case file and court record until they are reviewed and accepted by court staff. Once your filing is accepted or rejected by court staff, you will receive a separate email confirmation.

Filing Details	
Court	Trial Courts
Date/Time Submitted	9/29/2025 4:47 PM EST
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COMMONWEALTH OF MASSACHUSETTS
DISTRICT COURT OF MASSACHUSETTS

Natick-Framingham ss/dc Case No.: 2585SU00005

****
GGP-NATICK WEST LLC,

Plaintiff,

v.

GATSBY'S CHOP HOUSE, LLC, et al
Defendants
****

COUNTER CLAIM ACTION FOR DAMAGES
$122,000,000 18 USC PUBLIC CORRUPTION
1983 CIVIL RIGHTS VIOLATIONS
****
GATSBY'S CHOP HOUSE, LLC, et al
Harry Harijani, Nicholas Fiorillo

Plaintiffs, et al

v.

GGP-NATICK WEST LLC,
TOWN OF NANTICK,
NANTICK SELECT BOARD,
BROOKFIELD PROPERTIES
Nicholas Marona,
Jennifer Kearney, Mark Rogers,
Timothy Petersen, Kathryn M. Coughlin,
Timothy M. Coughlin, Billy Walsh,
Anthony Moccia, Carlson Shea,
Judge Cunis, George Soros,
(John and Jane Does 1-12)
Defendants et al
****

EMERGENCY VERIFIED MOTION FOR TEMPORARY RESTRAINING ORDER (TRO) AND MEMORANDUM OF LAW IN SUPPORT TO RESTRAIN THE TOWN OF NATICK, ITS BOARD OF

HEALTH, SELECT BOARD, AND CROSS-DEFENDANTS FROM CONDUCTING ANY FURTHER PUBLIC OR PRIVATE SELECT BOARD HEARINGS OR PROCEEDINGS OR REVOCATION EFFORTS REGARDING GATSBY'S CHOP HOUSE, LLC, PENDING RESOLUTION OF THIS MOTION AND OVER ALL CROSS COMPLAINT RICO ACTION Filed Pursuant to Mass. R. Civ. P. 65(b) and M.G.L. c. 231, § 1 et seq.

Plaintiffs Gatsby's Chop House, LLC (by and through its membership interest holders H. Harry Harjani, pro se, pro se, collectively the "Gatsby's "), and Nicholas Fiorillo, pro se (by assignment), hereby move this Honorable Court for a Temporary Restraining Order (TRO) enjoining and restraining the Town of Natick (the "Town"), its Board of Health, Select Board, and all Cross-Defendants (including GGP-Natick West LLC ("Landlord"), Brookfield Properties, Nicholas Marona, Jennifer Kearney, Mark Rogers, Timothy Petersen, Kathryn M. Coughlin, Timothy M. Coughlin, Billy Walsh, and John and Jane Does 1-12 of Health) from conducting any further public or private hearings, proceedings, or actions related to Gatsby's Chop House Liquor License approved by the town of Natick and Gatsby's premises at Space No. 3009, Natick West Shopping Center, 1245 Worcester Street, Natick, MA 01760 (the "Premises"), including but not limited to the "deep fake" purported hearing scheduled for, September 29, 2025, that was never noticed nor served to the license holders in a timley fashion or at all .

This Motion demands that all named Defendants, the Town of Selectman appear at the hearing on October 30, 2025, pending the Emergency TRO and Cease and Desist order, and cease all unlawful public or private meetings regarding Gatsby's until the Court resolves this action on its merits.

This Motion is supported by the Verified Complaint (Docket No. 2587000006, filed September 11, 2025), the Supplemental Answers, Special Defenses, Cross-Claims, and Counterclaims of Against the Town of Nantick, it's Select Board and GGP Natick, George Soros, Anthony Moccia, Shea and Judge Cunis, Defendants in counter claim, affidavits of H. Harry Harjani and Nicholas Fiorillo and all pleadings and records in this action (attached).

As License holders request expedited certification and service upon all affected parties, with a preliminary injunction hearing scheduled no later than October 30, 2025, as previously noticed and set down by the court to hear all outstanding motions now pending. This filing is made pursuant to M.G.L. c. 239, § 8A, Mass. R. Civ. P. 13

(counterclaims), Rule 14 (third-party practice), and Rule 15(d) (supplemental pleadings), with a demand for a jury trial on all issues.

I. INTRODUCTION TO SUPPORT CEASE AND DESIST AND VIOLATIONS OF OPEN MEETING LAWS BY TOWN OF NANTICK AND CERTAIN CO-CONSPIRATORS OF GGP NANTICK, BROOKFILED PROPERTIES (GEORGE SOROS)

This case is not a mere contractual dispute but a seismic exposé of a racketeering conspiracy orchestrated by the Landlord, Town of Natick, and their co-conspirators—Kathryn M. Coughlin, Timothy M. Coughlin, Jennifer Kearney (Mall Manager), Brian Kearney (Clerk of Natick), Attorney Moccia of Carlson, Shea & Karsten, and Judge Cunis—to systematically dismantle the rights of the License Holder and Gatsby's , an immigrant-owned small business epitomizing the American Dream.

The genesis of this saga lies in a below-market lease (80% below market for 10 years, signed December 29, 2023, with $250,000 in rent credits) for Gatsby's Chop House, a high-end steakhouse at Space No. 3009, Natick West Shopping Center, 1245 Worcester Street, Natick, MA. H. Harry Harjani, an immigrant entrepreneur from India, and Arielle Johnson, his interracial wife and business partner, invested over $100,000 in soft costs, permits, and planning, expecting to open by Q2 2025. Instead, they have been ensnared in a web of unlawful eviction tactics, civil rights violations, systemic open meeting law violations and public corruption that reeks of RICO-level criminality. This George Soros text book racketeering conspiracy unfurled with alarming precision with every named defendants playing a interictal role in the scheme.

Just days after the lease was executed, the Landlord, in concert with Brookfield Properties, reneged on commitments, targeting Harjani's other businesses—multiple Instyle-Fragrance-Sunglass Boutiques—with coordinated assaults to seize control and destabilize them financially. This included pressuring John Doe (Soros), the Landlord's principal investor and a large financial backer, to orchestrate a takeover of all Instyle locations, leaving Harjani out in the cold.

The Town of Natick, complicit in this scheme, has rushed a series of six "deep fake" Town Select Board hearings—May 28, 2025; July 28, 2025; September 3, 2025 September 25th , September 29th (supposedly moved from October 1st 2025) October 17th 2025 —none of which were public noticed, all lacking proper notice, and thus void under Massachusetts Open Meeting Law (M.G.L. c. 30A, § 20(b)). These hearings, falsely labeled as continuances, were extrajudicial sham proceedings designed to revoke permits, padlock the Premises, and evict the Gatsby's without due process.

Gatsby's notified the Board of Health on multiple occasion through numerous certified notices they would appear between November 22-27th , 2025, of their intent to appear and update on efforts to open Gatsby's, yet such requests were systematically excluded, a clear violation of their right to participate.

The urgency of this Motion cannot be overstated. With this Emergency TRO filed today, September 29, 2025, at 4:30 PM EDT, and a court hearing scheduled for October 30, 2025, all Defendants must immediately cease and desist.

The Town's continued "deep fake" hearings, including tonight's, threaten irreparable harm: financial ruin exceeding $122 million, emotional distress, and reputational damage recoverable under law, in a commercial eviction and public corruption action under Civil Right 1983 and 18 U.S.C. Public Corruption Conspiracy. as to the Plaintiffs in counter claim. The Landlord and Town's actions—documented across demand letters dated May 23, 2025; July 28, 2025; and September 2, 2025—reveal a pattern of fraud, extortion, and conspiracy involving Kearney, Coughlin, and Moccia, with Judge Cunis allegedly railroading judicial proceedings to favor the Landlord.

Legal precedent mandates immediate cessation. In McCarthy v. City of Springfield, 918 F.2d 257 (1st Cir. 1990), the court upheld a TRO to halt municipal actions violating due process and open meeting laws, emphasizing the

need to preserve the status quo pending judicial review. Similarly, Doe v. Town of Blandford, 402 Mass. 831, 835 (1988), declared secret deliberations void, aligning with M.G.L. c. 30A, § 20(b)'s 48-hour notice requirement, blatantly ignored here. The Town's six non-public hearings, absent notice, mirror Att'y Gen. v. Bd. of Selectmen of Holden, 395 Mass. 315, 320 (1985), where ex parte communications tainted official acts, necessitating a cease and desist. Furthermore, Elrod v. Burns, 427 U.S. 347 (1976), underscores the First Amendment right to petition, violated by the Town's exclusion of the Gatsby's , while Monell v. Dep't of Soc. Servs., 436 U.S. 658 (1978), imposes municipal liability for a custom of discrimination, evident in Harjani's targeting as an immigrant.

The conspiracy's depth is staggering. Kearney (Mall Manager) and Kearney (Clerk) have gatekept permits, while Coughlin has gaslighted board members with false claims (e.g., "license never issued" on May 14, 2025), and Moccia has leveraged legal pressure. Judge Cunis's alleged bias in prior proceedings amplifies this railroading, aiming to evict the Gatsby's and re-lease to insiders like Perfume Mania, as seen in demand letters and emails (e.g., Marona's April 10, 2025, correspondence). This systemic violation of Open Meeting Law, civil rights, and due process demands an Emergency TRO to halt tonight's hearing and all further actions until October 30, 2025, preserving the Gatsby's ' rights and exposing this corruption.

The human toll is profound. Harjani's health has declined from stress, with hypertension documented by Dr. Patel on August 15, 2025; Johnson's professional network has eroded, losing $50,000 in consulting contracts; and their $1,000,000 investment teeters on collapse. Lost profits over 10 years exceed $15,000,000, with emotional distress from door-chaining (February 20, 2025) and defamation (March 5, 2025, press release) unquantifiable. Agis v. Howard Johnson Co., 371 Mass. 140 (1976), recognizes intentional infliction via public humiliation, while Tri-Nel, Inc. v. Bellevue, Inc., 23 Mass. App. Ct. 514 (1987), deems business closure irreparable. The Town's rush to padlock the Premises tonight, amid pending litigation, mocks judicial authority, necessitating a Cease and Desist to prevent further harm and ensure the October 30, 2025, hearing addresses these grievances fully.

The Town's actions reflect a broader racketeering pattern of public corruption. The Landlord's $500 million debt and Brookfield's financial distress, as reported in the Boston Globe on September 10, 2025, suggest a motive to squeeze Natick taxpayers to bail out the mall, reducing real estate assessments and shifting tax burdens. This mirrors United States v. Turkey, 452 U.S. 576 (1981), where conspiracies under color of law were struck down. The Gatsby's ' exclusion from hearings, coupled with Coughlin's false statements, violates Griffin v. Breckenridge, 403 U.S. 88 (1971), which protects against conspiracies to interfere with civil rights. The Court must act swiftly to halt this systemic abuse and protect the Gatsby's ' constitutional rights.

II. LEGAL STANDARD FOR TRO UNDER MASS. R. CIV. P. 65(b)

A Temporary Restraining Order without notice is justified under Mass. R. Civ. P. 65(b) when immediate and irreparable injury will result before the adverse party can be heard, provided the movant certifies efforts to notify or explains why notice is impracticable. Packaging Industries Group, Inc. v. Cheney, 380 Mass. 609, 616 (1980), establishes that a TRO is appropriate where the balance of harms favors the movant and irreparable damage looms. Here, the Gatsby's certify that notice was attempted via email to Coughlin, Kearney, and Marona at 2:00 PM EDT today, September 29, 2025, but the Town's history of ignoring notifications (e.g., November 22-27, 2025) and the imminent 6:00 PM EDT hearing render further notice futile. The exigent threat of padlocking and license revocation tonight necessitates urgent relief.

The four-part test for preliminary injunctive relief, applicable to TROs, requires: (1) likelihood of success on the merits; (2) irreparable harm without relief; (3) balance of equities favoring the movant; and (4) public interest. Commonwealth v. One 1987 Ford Econoline Van, 413 Mass. 407, 410 (1992), articulates this standard, which courts have consistently applied. In Planned Parenthood League of Mass., Inc. v. Operation Rescue, 406 Mass. 701, 710 (1990), the court granted a TRO to prevent irreparable harm from ongoing violations, a precedent mirrored here by the Town's systemic breaches.

Likelihood of success is robust, as detailed in Section III, with claims of Open Meeting Law violations (Doe v. Town of Blandford, supra), civil rights deprivations (Elrod v. Burns, supra), and RICO enterprises (Sedima, S.P.R.L. v. Imrex Co., 473 U.S. 479 (1985)). Irreparable harm is evident: the loss of a $1,000,000 investment, $15,000,000 in projected profits, and emotional distress from defamation and exclusion. Tri-Nel, Inc. v. Bellevue, Inc., supra, confirms that business closure inflicts non-compensable injury, while Agis v. Howard Johnson Co., supra, validates emotional damages from public acts.

The balance of equities tilts sharply toward the Gatsby's . A small, immigrant-owned business faces a $500 million indebted Landlord and a complicit Town, leveraging public resources to bail out Brookfield. Cox v. KKK, 403 U.S. 88 (1971), highlights public interest in eradicating conspiracies, aligning with the need to enforce Open Meeting Law and civil rights. Denying the TRO would reward corruption; granting it preserves the status quo until October 30, 2025, allowing judicial scrutiny.

Case law supports this urgency. In Mullins v. City of Philadelphia, 687 F. Supp. 2d 546 (E.D. Pa. 2010), a TRO halted municipal overreach pending review, mirroring the Town's non-noticed hearings. Westfield v. Town of Westfield, 13 Mass. App. Ct. 103 (1982), invalidated actions without proper notice, reinforcing M.G.L. c. 30A, § 20(b). The Town's six "deep fake" hearings, absent public access, violate Att'y Gen. v. Bd. of Selectmen of Holden, supra, necessitating immediate cessation to uphold democratic principles. Additionally, McCarthy v. City of Springfield, supra, supports TROs to prevent irreparable harm from procedural violations, a clear fit here.

The Town's rush to act tonight, despite pending litigation, mocks judicial authority. Packaging Industries, supra, allows TROs to maintain the status quo, while Planned Parenthood, supra, emphasizes swift action against ongoing harm. The Gatsby's ' certification of notice attempts, coupled with the Town's history of exclusion, justifies this ex parte request, ensuring the Court can address the merits on October 30, 2025, without further prejudice.

III. LIKELIHOOD OF SUCCESS ON THE MERITS

The Verified Complaint and Counterclaims establish a compelling likelihood of success on claims of breach of contract, civil rights violations, Open Meeting Law breaches, and conspiracy.

- **Railroading Tactics:** The Landlord, Town, and co-conspirators have denied notice for six "deep fake" hearings, violating due process. Geoffrion v. Bd. of Assessors of Somerville, 415 Mass. 386, 388 (1993), voids actions without notice, while Att'y Gen. v. Bd. of Selectmen of Holden, supra, taints secret meetings. Coughlin's gaslighting (e.g., "license never issued" on May 14, 2025) and Kearney's permit delays evidence collusion. The Gatsby's ' November 22, 2024, notice of intent to appear was ignored, rendering proceedings void under Doe v. Town of Blandford, supra.
- **Civil Rights Threat:** Targeting Harjani (immigrant) and Johnson (interracial) with exclusion and redundant demands suggests discrimination. Monell v. Dep't of Soc. Servs., supra, imposes liability for custom, and United States v. Turkey, supra, addresses conspiracies under color of law. Elrod v. Burns, supra, protects the right to petition, violated by the Town's exclusion.
- **Open Meeting Law Violations:** Non-public hearings violate M.G.L. c. 30A, § 20(b). Westfield v. Town of Westfield, supra, reinforces the 48-hour notice requirement, unmet here. The Town's six hearings, absent public access, align with Att'y Gen. v. Bd. of Selectmen of Holden, supra, necessitating nullification.
- **Conspiracy Evidence:** Kearney, Coughlin, Moccia, and Judge Cunis's actions form a RICO enterprise. H.J. Inc. v. Nw. Bell Tel. Co., 492 U.S. 229 (1989), recognizes ongoing fraud, while Sedima, S.P.R.L. v. Imrex Co., supra, supports RICO claims. The pattern of fraudulent eviction letters (e.g., December 20, 2024) and wire fraud (e.g., Marona's April 10, 2025, emails) fits Agency Holding Corp. v. Malley-Duff & Assocs., 483 U.S. 143 (1987).

IV. IRREPARABLE HARM

Tonight's hearing risks padlocking and license revocation, causing irreparable loss. Tri-Nel, Inc. v. Bellevue, Inc., supra, confirms that business closure inflicts non-compensable injury. Harjani's health decline, Johnson's network loss, and the $1,000,000 investment loss, coupled with $15,000,000 in projected profits, are unrecoverable. Agis v. Howard Johnson Co., supra, validates emotional damages from public acts like door-chaining and defamation.

V. BALANCE OF EQUITIES AND PUBLIC INTEREST

Equities favor the Gatsby's over the indebted Landlord. Cox v. KKK, supra, supports public interest in anti-corruption, aligning with the need to enforce Open Meeting Law and civil rights. Denying the TRO rewards the conspiracy; granting it preserves the status quo until October 30, 2025.

VI. EFFORTS TO PROVIDE NOTICE

Notice was served at 4:45 PM EDT today via email to Coughlin, Kearney, and Marona, but the Town's history justifies urgency. McCarthy v. City of Springfield, supra, supports this approach, given the Town's consistent exclusion.

VII. REQUESTED RELIEFWHEREFORE, the Plaintiffs in Counter Claim request:

1. A TRO enjoining all Cross-Defendants from any Public or Private hearings
2. Or other actions or meetings re: the Premises or until October 30, 2025;
3. The Natick Select Board's appearance at the October 30, 2025, hearing;
4. Cease and desist all unlawful Public meetings regarding Gatsby's;
5. Expedited hearing on preliminary injunction;
6. Attorneys' fees and costs;
7. Such other relief as deemed just.

Respectfully submitted,
/s/ H. Harry Harjani, pro se
Gatsby's Chop House, LLC
5 Scotch Hill, CT 06375
Quaker Hill, CT 06375
/s/ Nicholas Fiorillo, pro se

Assignee of Claims from Abigail Johnson
200 S Andrews #504
Fort Lauderdale, FL 33310
Metrowestrealty@yahoo.com
Date: September 29, 2025, 4:45 PM EDT

CERTIFICATION AND VERIFICATION

Pursuant to Mass. R. Civ. P. 65(b), the undersigned certify under pains and penalties of perjury that this Motion is made in good faith, based on the best of our knowledge, and that notice efforts are as stated and to best of Nicholas Fiorillo and H. Harry Harjani, ability. Also such Emergency Service was made upon the Town of Natick via Electronic means and fax and via local press outlets for publication.

/s/ Harry Harjani
/s/Nicholas Fiorillo

Date Filed: 9/11/2025 10:45 AM
District Court - Natick
Docket Number: 2587SU000005

DISCTRICT COURT OF MASSACHUSETTS

MIDDLESEX COUNTY
GGP-Natick West L.L.C., ,

Case No.: 2587SU000005

Plaintiff,
v.
Gatsbys Chop House, LLC, Hitesh
(Harry) Harjani, Arielle Johnson,
and Nicholas Fiorillo,
Defendants and Counterclaim Plaintiffs
v.
Brookfield Properties,
Nicholas Marona, Kathryn M. Coughlin
Jennifer Kearney, Mark Rogers,
Timothy Peterson, Town of Natick,
Kathryn M. Coughlin, Billy Walsh,
Town of Nantck Natick Board of Health,
John and Janes Doe(s) 1-12
Cross-Defendants

ANSWERS, SPECIAL DEFENSES, CROSS-CLAIMS, AND COUNTERCLAIMS OF DEFENDANTS AND DEFENDANT-PLAINTIFFS IN COUTER CLAIM AND DEMAND FOR JURY TRIAL ON THE MERITS BY AND THROUGH PRO SE INDIVIDUAL MEMBERSHIP HOLDERS HARRY HARJANI BY ASSIGNMENT OF INDIVIDUAL AND CORPORATE CLAIMS TO HARRY HARJANI, ARIELLE JOHNSON AND NICHOLAS FIORILLO, PRO SE

COMES NOW, Defendants Gatsbys Chop House, LLC and Hitesh (Harry) Harjani, pro se, Arielle Johnson, pro se his wife (collectively, the "Membership Interest Holders"), and Nicholas Fiorillo pro se , by assignment of Johnson's personal claims and her share of corporate membership claims, appearing pro se as Defendants and Counterclaim Plaintiffs ("Tenants"), and hereby submit these Supplemental Answers, Special Defenses, Cross-Claims, and Counterclaims in response to Plaintiff GGP-Natick West L.L.C.'s ("Landlord" or "Plaintiff") Complaint in the above-captioned commercial lease summary process eviction action (Case No. 2587SU000005). This filing is made pursuant to M.G.L. c. 239, § 8A, Mass. R. Civ. P. 13 (counterclaims), Rule 14 (third-party practice), and Rule 15(d) (supplemental pleadings), with a demand for a jury trial on all issues.

LANDLORDS TOWN OF NANTICK DEEP FAKE EVICTIONS AND RE-LEASING TO INSIDERS RACKETEERING SCHEME

This action is not merely a dispute over a lease; it is the culmination of a dark, calculated conspiracy orchestrated by a web of powerful entities and individuals intent on crushing a small, immigrant-owned business in pursuit of profit and control. What began as a dream for Harjani, an immigrant entrepreneur, and Johnson, his interracial wife and partner, to open Gatsbys Chop House—a high-end steakhouse embodying the American Dream—at Space No. 3009 in Natick West Shopping Center, 1245 Worcester Street, Natick, MA, has been systematically sabotaged through unlawful eviction tactics, civil rights violations, public corruption, and a racketeering enterprise that reeks of RICO-level criminality. Harjani and Johnson, already proven exemplary tenants through their multiple Instyle Fragrance-Sunglass Boutiques in Brookfield's properties, were wooed into this venture with promises of a below-market lease (80% below market for 10 years, signed December 29, 2023), $250,000 in rent credits, and a up to a 30-year term with extensions. Yet, just days after the lease was executed, the Landlord targeted the Harjani businesses with a coordinated assault, reneging on commitments and conspiring to unlawful evict them them in their other shoppes, aiming to seize their control of their businesses and destabilize them leave them in financial ruin by allowing the John Doe, the Landlords principal investor a largest financial backer, personal friend, owner of Perfume Mania, to take over all the Instyle locations as Brookfield pushed Harjani out .

This conspiracy, documented across multiple demand letters (dated May 23, 2025, 10:20 AM EDT; May 27, 2025; July 28, 2025; August 6, 2025; September 2, 2025, 07:59 PM EDT; and September 9, 2025), has inflicted profound personal and corporate financial harm, emotional distress, defamation, and reputational damage on Tenants, turning a promising venture into a financial nightmare and targets of a consorted conspiracy of discrimination and deceit that not only threatens Gatsbys but has already decimated and taken over by the landlords "insider" Perfume Mania, just before major financial turmoil rocked Brookfield's Natick and Providence Malls.

The assignment of claims to Harjani and Fiorillo is lawful under Massachusetts law, which permits the transfer of choses in action as in (Sperry & Hutchinson Co. v. Silbert, 4 Mass. App. Ct. 833 (1976); Grise v. White, 355 Mass. 698 (1969)). Johnson has assigned her personal claims and her share of Gatsbys Chop House, LLC's corporate membership claims (e.g., breach of contract, RICO) to Fiorillo, as authorized by the LLC's operating agreement and M.G.L. c. 106, § 2-210. This assignment, akin to that upheld in Nova Assignments, Inc. v. Kunian, 77 Mass. App. Ct. 34 (2010), for complex claims, enables Harjani and Fiorillo to pursue these claims pro se as real parties in interest (M.G.L. c. 221, § 48; Lowe v. Lowe, 91 Mass. App. Ct. 1112 (2017)), protecting their rights despite the LLC's counsel requirement, pending obtaining corporate counsel (Varad v. Barsh, 360 Mass. 854 (1972)). Counterclaims for money damages are expressly permitted in commercial summary process actions under M.G.L. c. 239, § 8A, which allows broad claims tied to the lease transaction, as affirmed in Kobayashi v. Orion Ventures, Inc., 42 Mass. App. Ct. 492 (1997), and Hodge v. Klug, 33 Mass. App. Ct. 776 (1992). Tenants' counterclaims—breach of contract, tortious interference, emotional distress, discrimination (M.G.L. c. 151B, 42 U.S.C. § 1981), civil rights violations (42 U.S.C. § 1983), and RICO (18 U.S.C. § 1962(c))—seek $122,000,000 for devastating losses to their business and personal lives.

LANDLORD AND TOWN OF NATICK CONSPIRACY TO DEFAULT THE TENANTS AND THE RESIDNETIAL TAX PAYERS SHORT THE LENDER AND INDIVIDUAL STOCKHOLDERS AND INCREASE RENT AFTER THE REFIANCE TO THE DETERMENT OF PLAINTIFFS IN COUNTER CLAIM

As the corporate greed and local government corruption by the Plaintiffs and co-defendants in cross-claim, Coughlin as the point person for the Landlord, in lock step with the Town of Natick, began plotting behind the scenes to unlawfully evict Gatsby and take over Plaintiffs other locations, with the clandestine connection between Brookfield and the Town of Natick becoming crystal clear on September 9th 2025. The Landlord, GGP-Natick West L.L.C., operated by Brookfield Properties and John Doe and Jane Doe's (350 N. Orleans St., Suite 300, Chicago, IL), along with individual employees Nicholas Marona (Leasing Manager), Jennifer Kearney (Facility Manager), Mark Rogers (Leasing Representative), and Timothy Peterson (Manager of Asset Recovery Services), unlawfully conspired with the Town of Natick (13 East Central Street, Natick, MA), Select Board Chair Kathryn

M. Coughlin, other Select Board members (including Billy Walsh from the Town Manager's Office), and the Natick Board of Health to levy a series of "deep fake lease defaults," purposefully delay licenses, and artifice an unlawful eviction rouses. It has recently been discovered the town of Natick and Brookfield are thick as thieves, even attempting to reduce the Mall's real estate assessment, split the tax rate and push to increase the residential tax rate to back onto the individual taxpayers of Natick, all to squeeze as much income out of Mall to save Brookfield from another bankruptcy to the tune of $500 million in debt. It is no secret that Brookfield is in major financial distress, on the verge of insolvency, with irate lenders ready to take possession of the Natick Mall, for their failure and/or willingness to deep fake the mall's vacancy, as dismal, as a negotiation tactic, to short the lenders and in turn the individual stock holders. The motivation and goal was to initially "bait" the tenant with low rent and then "switch" the them out by way of unlawful eviction schemes or cancel the Defendants' leases at any cost, so millions more in rent would help stabilize Brookfield after they "shorted' their lenders but before a bankruptcy sale. It's risky business and highly illegal, just like what happened at the Providence Place Mall, the bank took possession and foreclosed on the Landlord.

LANDLORD AND TOWN OF NANTICK DEEP FAKE CONSPIRACY OF DELAY DENIAL AND GATE KEEPING PERMITS AND LEASE DEFAULTS TO DELAY OPENING OF GATSBY'S CHOP HOUSE AND ATTEMPTS TO REVOKE LIQUOR LICENSE CLAIMING LOSS OF LEASE WHEN NONE EXISTED

This scheme was perpetrated against the Tenant's multiple businesses, a clear "pattern of racketeering activity" under Sedima, S.P.R.L. v. Imrex Co., 473 U.S. 479 (1985), involved predicate acts of fraud, common law fraud, extortion, bait and switch tactics, mail fraud (e.g., December 20, 2024, false eviction letter before ABCC approval on December 24, 2024), wire fraud (e.g., Marona's April 10, 2025, emails to town officials coordinating delays), and extortion (e.g., Peterson's May 5, 2025, demand for $398,483.87). As in United States v. Turkette, 452 U.S. 576 (1981), this enterprise united Brookfield, its employees, and Natick officials in a common purpose to destroy Tenants' business, stripping their liquor license and leases to stabilize Brookfield's finances. Coughlin's false May 14, 2025, Natick Report statement ("license never issued") and non-public September 17, 2025, meeting exemplify this collusion, violating due process (Elrod v. Burns, 427 U.S. 347 (1976)) and causing economic injury warranting

treble damages under RICO (Agency Holding Corp. v. Malley-Duff & Assocs., 483 U.S. 143 (1987)).The Landlord started reneging on the lease just weeks after December 29, 2023, when Tenant signed the Lease for Space No. 3009, securing a below-market rate after proving itself as an exemplary tenant with multiple Instyle Fragrance-Sunglass Boutiques in Brookfield's properties. Harjani and Johnson, embodying the immigrant-interracial American Dream, invested over $150,000 in soft costs, permits, and planning, expecting to open by Q2 2025. But from the outset, Cross-Defendants launched a coordinated assault to unlawfully break the lease and vacate the Defendants. On January 15, 2024, Marona began with vague "aesthetic" objections to preliminary plans, stalling submission until February 15, 2024. Within weeks, Brookfield and Mall defendants systematically tortiously interfered with Gatsby's remodeling plans and re-opening efforts, withholding site access at the mall, preventing reopening efforts and delaying work. This set the stage for Plaintiff's premature default letter on December 20, 2024, from Chicago, falsely alleging violations three days before the ABCC approved the liquor license on December 24, 2024—a clear attempt to preempt opening. As the conspiracy deepened, Cross-Defendants enlisted the Town.

On August 19, 2024, Tenant contacted the ABCC diligently, but the Town stonewalled: no response on September 5, 2024; Billy (Board of Health) demanded changes on September 24, 2024, at a liquor class; Donna (Building Department) provided no guidance on October 22 and 29, 2024. By November 13, 2024, Billy falsely claimed no Common Victualler application at 13 East Central Street, despite submission, dragging the process. On November 21, 2024, Tenant was disconnected during multiple calls. (hung up), and the town's website failed from November 22, 2024, for a week, blocking uploads. December 4, 2024, saw Billy ignore submissions and demand more documents, claiming no record of the October 2024 Certificate of Occupancy application. Meanwhile, Kearney emailed the Health Department on March 15, 2025, to delay inspections, coordinating from the mall. Marona met town officials on April 10, 2025, at Natick Town Hall to prejudice the May 28, 2025, hearing. Coughlin amplified this on May 14, 2025, with a false Natick Report statement that the "license was never issued," ignoring the ABCC approval and "sleuthing" at the mall to claim "no build-out" and "padlocked doors," conveniently omitting Cross-

Defendants' obstructions. The harm to the Defendants was immediate and devastating, attempting to slight Defendants as unreliable.

LANDLORD AND TOWN OF NATICK PUBLID CORRUPTION CONSPIRACY AND UNLAWFUL PADLOCK AND DEFAMATORY PRESS RELEASE GATSBY'S ABANDONED AND SUBSEQUENT DEEP FAKE REVOCATION HEARING

The February 20, 2025, 8:00 AM door-chaining humiliated Harjani during a site visit, causing severe anxiety as investors questioned viability. The couple suffered emotional and undue duress and defamatory damages as a result from the "deep fake" news release and March 5, 2025, 10:00 AM signage removal, which erased 12 months marketing of branding work and alienated patrons. The May 5, 2025, Demand from Peterson in Chicago, followed by the undated Counsel Notice, coerced an extortion of upwards of $400,000 was neither due nor owing, as rent was to commence 12 moths after official issuance of liquor license and successful operations, such demand for payment under threat of eviction, exacerbating emotional and financial distress. Financially, delayed opening from Q4 2024 led to $15,000,000 in lost profits, with Harjani and Johnson personally losing $100,000 in savings invested. The Town's rushed hearings—e.g., May 15, 2025, notice for May 28, 2025; August 28, 2025, notice received September 2, 2025, 07:59 PM EDT for September 3, 2025; non-public July 30, 2025, and September 17, 2025, meetings—violated Open Meeting Laws, denying public scrutiny and Harjani's right to petition, while Coughlin gaslighted board members, claiming Tenant was "playing a game" without disclosing communications sent to the town. This conspiracy reeks of public corruption: Brookfield, the Town's largest taxpayer, leveraged influence to gatekeep licenses (12 applications since October 2024) and expedite eviction, with Coughlin and Billy colluding in non-public meetings at 13 East Central Street. The September 17, 2025, meeting (per transcript) saw Coughlin mislead on Tenant's "excuses," omitting our July 28, 2025, confirmation for November 22, 2025, and May 24, 2025, continuance request from Rubin, which noted "conflicting messages" from Brookfield and "communication between mall employees and town officials." This judicial conspiracy, involving town officials and Brookfield's Chicago headquarters, aimed to seize Tenant's lease for higher-paying occupants, violating civil rights under 42 U.S.C. § 1983 and forming a RICO enterprise through mail/wire fraud and extortion. Harjani, as an immigrant, and Johnson, in an interracial marriage, were specifically targeted, facing bias not inflicted on other

tenants, causing reputational harm and lost business opportunities worth $4,000,000. The cumulative effect: Harjani's health declined from stress, Johnson's professional network eroded, and Tenant's $100,000 investment was rendered futile, pushing the Membership Interest Holders toward financial ruin. This is not business; it's a corrupt scheme to destroy a small enterprise for profit, warranting maximum damages, as condemned in H.J. Inc. v. Northwestern Bell Tel. Co., 492 U.S. 229 (1989), for RICO's application to ongoing fraudulent public corruption schemes. It became crystal clear that Brookfield, Natick Mall, and the individual cross-defendant John and Jane Doe co-conspirators and the Town of Natick were all working in lockstep to break the lease with the Defendants and do everything to make sure Gatsby never opened.

I. SUPPLEMENTAL ANSWERS

Defendant/Plaintiffs in counter claim reaffirms its prior answers to Plaintiff's Complaint, as articulated in the May 23, 2025, 10:20 AM EDT, demand letter, and supplements them with the following:

1. Denial of Liability: Defendant denies owing $398,483.87, asserting the Rental Commencement Date under Lease Provisions 1.05(b) and 1.06(b) has not triggered due to Plaintiff's interference (e.g., Kearney's March 10, 2025, 10:00 AM refusal to sign permits at Natick West Shopping Center) and that $218,000 in liquidated damages is unconscionable under M.G.L. c. 106, § 2-718.
2. Admission with Explanation: Defendant admits submitting preliminary plans on February 15, 2024, and final plans on March 15, 2024, to Marona's office at 1245 Worcester Street, Suite 1218, Natick, MA, but asserts delays resulted from Cross-Defendants' obstruction (e.g., Marona's February 10, 2025, email rejecting plans), excusing performance under Lease Article 24.
3. New Evidence: Defendant incorporates communications from the July 28, 2025, letter and September 2, 2025, 07:59 PM EDT, letter, detailing the Town's non-public September 17, 2025, meeting at Natick Town Hall, 13 East Central Street, and Coughlin's gaslighting (per "NantickSelctCallhan.docx" transcript), further negating Plaintiff's eviction basis.
4. Defendants are not in default, as no rent is due until 1 year after official issuance of liquor license and operation of the Gatsby Chop House.

II. SPECIAL DEFENSES

Defendant asserts the following special defenses to Plaintiff's claims:

1. Landlord's Default: Plaintiff breached Lease Articles 1 (Quiet Enjoyment) on February 20, 2025, at 8:00 AM, when Kearney chained the door at Space No. 3009, Natick West Shopping Center; Article 3 (Cooperation) by Marona's arbitrary plan rejections on February 10, 2025; Article 24 (Force Majeure) due to permitting delays on March 15, 2025; and Article 20 (Good Faith) with the premature March 4, 2025, termination notice, voiding eviction.
2. Force Majeure: Permitting delays caused by Plaintiff (e.g., Kearney's March 10, 2025, 10:00 AM refusal) and the Town (e.g., Billy's November 13, 2024, false claim at 13 East Central Street) excuse Defendant's non-performance under Lease Article 24.

3. Prior Cure: Defendant cured all alleged defaults by March 20, 2025, within the 60-day period under Lease Article 20(b)(iii), as documented in the April 2, 2025, letter, rendering Plaintiff's May 5, 2025, Demand and Counsel Notice moot.
4. Unconscionable Damages: Plaintiff's $218,000 liquidated damages claim, detailed on May 5, 2025, from 350 N. Orleans St., Chicago, IL, violates M.G.L. c. 106, § 2-718 as disproportionate, with no loss to Plaintiff as no rent was due until after the official issuance of the liquor license and one year of operation of the Gatsby Chop House .
5. Bad Faith: Plaintiff's coercive Counsel Notice (post-May 5, 2025) and discriminatory acts (e.g., March 5, 2025, 10:00 AM signage removal at Natick West Shopping Center) violate the implied covenant of good faith, barring eviction under M.G.L. c. 93A.

III. CROSS-CLAIMS AND COUNTERCLAIMS

Defendant asserts the following cross-claims and counterclaims against all Cross-Defendants:

A. Breach of Contract (Against GGP-Natick West L.L.C. and Brookfield Properties)

1. Facts: Plaintiff breached the Lease dated December 29, 2023, at multiple instances:
    - Quiet Enjoyment (Article 1): On February 20, 2025, at 8:00 AM, Jennifer Kearney chained the door at Space No. 3009, Natick West Shopping Center, preventing access by Defendant's contractors, as noted in the May 23, 2025, 10:20 AM EDT letter.
    - Cooperation (Article 3): On multiple occasions, including February 10, 2025, Nicholas Marona emailed from 1245 Worcester Street, Suite 1218, rejecting plans with vague "aesthetic" objections, stalling progress, per the May 23, 2025, letter.
    - Force Majeure (Article 24): On March 15, 2025, Kearney emailed Natick's Health Department from the same address to delay inspections, documented in the May 23, 2025, 10:20 AM EDT letter.
    - Good Faith (Article 20): On March 4, 2025, Plaintiff issued a termination notice from 350 N. Orleans St., Chicago, IL, 19 days into the 60-day cure period, per the May 23, 2025, letter.
    - Harm to Tenant and Members and assignors of claims: These acts caused harmed, the lease contention caused investors to loose interest , losing $500,000 in funding, and Defendants/Plaintiffs in counter claims to suffer emotional distress from delayed opening, per personal logs.
2. Damages: $2,000,000 in direct costs (construction halted on March 15, 2025; 12 attempts to receive permit applications since October 2024; legal fees since January 2025; $15,000,000 in lost profits over 10 years (25% margin on $5M annual sales, delayed from Q2 2025 to 2026); $4,000,000 in goodwill harm from signage removal on March 5, 2025, 10:00 AM, affecting the Defendants/Plaintiffs in counter claims reputation; totaling $21,000,000.

B. Tortious Interference with Economic Advantage (Against All Cross-Defendants)

1. Facts: Cross-Defendants disrupted Defendant's business:
    - Landlord: On April 10, 2025, Marona met with town officials at Natick Town Hall, 13 East Central Street, to prejudice the May 28, 2025, hearing, per the May 23, 2025, 10:20 AM EDT letter, causing Gatsby's lease to be challenge and derailing potential capital raising for project.
    - Town: On November 13, 2024, Billy emailed from 13 East Central Street, falsely claiming no Common Vehicular application, per the May 23, 2025, letter, delaying Gatsby's marketing campaign and set opening date.

- Coughlin: On May 14, 2025, Coughlin's Natick Report statement ("license never issued") misled third party contractors, suppliers, per the May 27, 2025, letter, costing punitive and monetary damages and further delay of the project for Hajani, Gatsby's and Instyle brands. .
- Conspiracy: On March 15, 2025, Kearney's email to Natick Health Department coordinated delays, per the May 23, 2025, letter, harming Hajani and Gatsby ability to secure investment to complete the project.
- Additional Conspiratorial Acts: Between December 20th through On September 10th , 2025, 07:59, the Town's pattern of continuing to error in proper notices for over 5 "status hearings" starting in April of 2025 through September 9, 2025, hearing (September 2, 2025, letter) disrupted Harjani's ability to ready the establishment to open and his ability to obtain counsel for September 11, 2025.

2. Damages: $21,000,000, trebling to $63,000,000 under M.G.L. c. 93A, § 11 (Kattar v. Demoulas, 1994), reflecting lost partnerships and personal financial strain on Harjani and Johnson.

C. Intentional Infliction of Emotional Distress (Against All Cross-Defendants)

1. Facts: Cross-Defendants' acts caused severe distress to Defendants/Plaintiffs in counter claim.
   - Landlord: On February 20, 2025, at 8:00 AM, Kearney's door-chaining, the town of Natick Police Department dispatch and calls of trespass against the Defendants hinder access to Space No. 3009 humiliated Harjani during a site visit and derailed potential investment from new partners, per the May 23, 2025, letter, leading to derailment of the project.
   - Town: On September 2, 2025, 07:59 PM EDT, the Town's last-minute notice (September 2, 2025, letter) triggered Defendants multiple panic attacks and undue emotional distress.
   - Coughlin: between March through September of 2025, numerous non-public meetings gaslighting at 13 East Central Street (per "NantickSelctCallhan.docx") targeted Harjani and Defendants integrity, causing emotional and financial hardship.
   - Additional Acts: Between March 2025 through On September 9th 2025, Coughlin's Natick Report false statement amplified distress, per the May 27, 2025, letter.
   -
2. Damages: $10,000,000 in compensatory damages for Harjani's for emotional distress and discriminatory emotional distress and loss of right to operate business, $10,000,000 in punitive damages, totaling $20,000,000.

D. Violation of M.G.L. c. 151B and 42 U.S.C. § 1981 (Against All Cross-Defendants)

1. Facts: Cross-Defendants discriminated against Harjani (immigrant) and Johnson (interracial):
   - Landlord: On March 5, 2025, 10:00 AM, Marona ordered signage removal at Natick West Shopping Center, not enforced on others, per the May 23, 2025, letter, targeting ethinic and religious of Harjani and his family.
   - Town: On February 11, 2025, Jessica demanded redundant documents at 13 East Central Street, per the May 23, 2025, letter, biasing against Harjani's interracial marriage, attempting to gaslight the many other applications that where filed, falsely claiming Gatsby failed to apply for them.
   - Coughlin: Between March through September 9th 2025, and On July 30, 2025, hearing exclusion (August 6, 2025, letter) reflected prejudice.
   - Additional Acts: On November 13, 2024, Billy's false claim, per interactions through the May 23, 2025, letter, discriminated against Harjani's immigrant status.
2. Damages: $20,000,000, including $7,000,000 punitive for willful discrimination impacting Harjani and Johnson's mental health.

E. Violation of 42 U.S.C. § 1983 – Civil Rights Violations (Against Town of Natick, Select Board, and Board of Health)

1. Open Meeting Law Violations:
    - Facts: The Town violated M.G.L. c. 30A, §§ 20(b), 21:
        - On May 23, 2025, 10:20 AM EDT, no notice posted on natickma.gov for May 28, 2025, hearing, per the May 23, 2025, letter, denying Harjani and Gatsby's public access.
        - On July 28, 2025, non-public meeting at 13 East Central Street breaching § 21, Harjani harming Harjani and Johnson's right to petition.
        - On September 2, 2025, 07:59 PM EDT, less than 24 hours' notice for September 3, 2025, violated § 20(b), per the September 2, 2025, letter.
        - On August 6, 2025, suspected destruction of public meeting minutes and audio records of camera deactivation at July 30, 2025, hearing, per the August 6, 2025, letter.
2. Judicial Conspiracy:
    - Facts: On information and belief, between March 2025 through On September 9, 2025, Coughlin conspired with Landlord and judicial officials at Natick District Court to expedite eviction, per the September 9, 2025, letter, denying Harjani and Johnson's First Amendment rights (Elrod v. Burns, 1976).
    - Additional Acts: On May 24, 2025, Rubin's letter noted extrajudicial mall-town communication, per the May 27, 2025, letter, indicating judicial collusion.
3. Damages: $40,000,000, including $10,000,000 for Harjani's lost opportunities and attorney's fees under 42 U.S.C. § 1988.

F. Racketeer Influenced and Corrupt Organizations Act (RICO) (Against All Cross-Defendants)

1. Facts: Cross-Defendants formed a RICO enterprise (18 U.S.C. § 1962(c)) to unlawfully evict Defendant and take over its business:
    - Mail Fraud: On December 20, 2024, Plaintiff sent a false eviction letter from 350 N. Orleans St., Chicago, IL, before the ABCC's December 24, 2024, approval, per the May 23, 2025, letter, misleading Defendants/Plaintiffs in counter claim, proving our collusion and exparte communications with the ABCC, the Town of Natick and the Landlord.
    - Extortion: Between January 3rd 2025 through September 9th 2025 and also On May 5, 2025, Peterson's Demand and Counsel Notice from Chicago coerced $398,483.87, per the May 23, 2025, letter, threatening Harjani and Johnson's livelihood and demanding rent that was not due.
    - Additional Acts: Between March of 2025 and through On September 9, 2025, 07:59 PM EDT, the Town mailed a last-minute notice from 13 East Central Street, extorting compliance, per the September 2, 2025, letter; on August 6, 2025, denied video/transcript of July 30, 2025, hearing, per the August 6, 2025, letter; on July 28, 2025, ignored Defendant's November 27, 2025, availability, per the July 28, 2025, letter.
    - Pattern: Acts from August 19, 2024 (ABCC contact, per May 23, 2025, letter) to September 9, 2025, 05:35 PM EDT, aimed to seize Tenant's lease and attempted to "set up" Gatsby's in a pseudo default by delaying the liquor license issuance until last day of the year 2024, but not before landlord, screwed up, and sent premature demand letter to Defendants, benefiting Brookfield and the Town's largest taxpayer.
2. Damages: Treble damages of $81,000,000 (three times $27,000,000 economic harm), plus attorney's fees under 18 U.S.C. § 1964(c), reflecting Harjani's immigrant status and Johnson's interracial harm.

G. Recalculation of Total Damages to the Maximum Allowed by this court.

- Base Damages: $21,000,000 (Breach) + $21,000,000 (Tortious Interference) + $20,000,000 (Emotional Distress) + $20,000,000 (Discrimination) + $40,000,000 (Civil Rights) = $122,000,000.

- Treble Damages (M.G.L. c. 93A and RICO): $63,000,000 (Tortious Interference) + $81,000,000 (RICO) = $144,000,000 (exceeds cap).
- Total Potential Damages: Capped at $122,000,000 under M.G.L. c. 239, § 8A, adjusted for commercial context and inflation, reflecting harm to Harjani and Johnson's personal and business interests.

IV. PRAYER FOR RELIEFWHEREFORE,

Defendant prays for:

1. Dismissal of Plaintiff's Complaint with prejudice.
2. Judgment against Cross-Defendants for the maxium allowed by this court if possible $122,000,000 in damages.
3. Injunctive and Protective relief to maintain the Lease and liquor license.
4. Attorney's fees and costs under 42 U.S.C. § 1988 and 18 U.S.C. § 1964(c).
5. Such other relief as the Court deems just.

V. CERTIFICATION

We, Hitesh (Harry) Harjani, Nicholas Fiorillo, pro se with assignment of claims, certify that the foregoing is true to the best of our knowledge and that this filing is made in good faith.

Dated: September 11, 2025,

Respectfully submitted and verified,
/s/ Hitesh (Harry) Harjani, pro se
Managing Member
Gatsbys Chop House, LLC
5 Scotch Cap Road
Quaker Hill, CT 06375

/s/ Nicholas Fiorillo, pro se
assignee of claims from
Gatsby Chop House and Abigayle Johnson
200 S Andrew #504
Fort Lauderdale, FL 33310
Metrowestrealty@yahoo.com

GATSBY' CHOP HOUSE DEMAND FOR IMMEDIATE POSSESION AND DRAFT LETTER FOR TOWN OF NATICK NOTICE OF RIGHTS OF CONTINUED ACCESS AND POSESSION OF PREMISES AS STATED IN OPEN COURT BY LANDLORD

September 11, 2025, 02:59 PM EDT Carlson Shea, Esq.
Eckert Seamans Cherin & Mellott, LLC]
Two International Place, 16th Floor
Boston, MA 02110

Email: c.shea@eckertseamans.com
Cc: Select Board, Town of Natick
13 East Central Street
Natick, MA 01760

Re: Demand for Site Access and Formal Notice of Rights – GGP-Natick West L.L.C. v. Gatsbys Chop House, LLC, Case No. 2587SU000005

Mr. Shea:

Gatsby Chop House, Defendants and Counterclaim Plaintiffs in the above-captioned commercial lease summary process eviction action (Case No. 2587SU000005), hereby demand immediate action from GGP-Natick West L.L.C. ("Landlord") regarding the premises at Space No. 3009, Natick West Shopping Center, 1245 Worcester Street, Natick, MA (the "Premises").

This demand is made with full reservation of rights, including our pending $122,000,000 damages claim against GGP-Natick West L.L.C., Brookfield Properties, John and Jane Doe(s), and their employees (Nicholas Marona, Jennifer Kearney, Mark Rogers, Timothy Peterson) who we have alleged harmed us as Plaintiffs in counterclaim.

Demand for Site Access

During today's case management conference at 10:00 AM EDT before Judge Michael Callahan, made statements, admissions and representation, admitting under oath that Gatsbys Chop House, LLC retains possession of the Premises. Specifically, the Court inquired**, "Is the property still occupied by the Tenant?"** to which you responded, **"Yes, your honor,**" confirming our lawful possession despite the eviction action and your padlock schemes with the Town of Natick.

As so reaffirmed and admitted by you, Gatsby's lease is intact and has possession, with full reservation of rights, we assert that the Landlord **has unlawfully padlocked and locked Gatsbys out of the Premises**, preventing the restaurant from completing its readiness to re-open. This wrongful "lock out" and exclusion from the premises continues to violate our possessory rights and constitutes a continuing breach of the lease agreement dated December 29, 2023, which grants us a below-market rate for upwards of 20 plus years with extensions and upwards of $250,000 in rent credits/reimbursement due us, with no rent due until one year after opening—a fact you and the court have acknowledged today is in dispute.

TO BE CLEAR – OUR POSESSION IS NOT IN DISPUTE-GIVE US BACK THE KEYS REMOVE THE PAD LOCKS NOW

Under Massachusetts law, a tenant's right to possession includes access to the leased premises for its intended use, as affirmed in M.J. Pirolli & Sons, Inc. v. Mass. Equip. & Supply Corp., 9 Mass. App. Ct. 863 (1980), which holds that a landlord's interference with possession constitutes a constructive eviction absent lawful justification.

The Landlord's padlocking, especially after admitting possession rightfully is the tenants, lacks legal basis and supports our counterclaim for tortious interference and emotional distress.

Accordingly, we demand a site visit at 2:00 PM EDT on Friday, September 12, 2025, to allow Tenants and their third party agents and interested parties access so we can begin our re-opening efforts, as full access to the Premises is so demanded we demand your client's cooperation to unlock all access points.

Demand for Formal Notice of Rights Draft for Our Review

We further demand that GGP-Natick West L.L.C., through you as counsel, provide us a "draft" written letter addressed to us, with our approval and acceptance you will provide our agreed upon copy to the Natick Select Board together, formally noticing and codifying our rights to occupy and operate the establishment pending the full resolution of all claims in this action. This notice must acknowledge our possession, as admitted today, and affirm our right to proceed with re-opening efforts without further interference, subject to the lease terms and ongoing litigation with our full reservations of rights and claims against you to be determined at trial .

This demand is supported by Wesson v. Leone Enterprises, Inc., 437 Mass. 708 (2002), which mandates that a landlord provide clear notice of tenant rights when possession is contested, ensuring due process and preventing irreparable harm.

Reservation of Rights and Damages Claim:

This demand is made with full reservation of all rights, including our counterclaims for $122,000,000 in damages against GGP-Natick West L.L.C., Brookfield Properties, John and Jane Doe(s) and their employees (Marona, Kearney, Rogers, Peterson), as detailed in our Supplemental Answers, Special Defenses, Cross-Claims, and Counterclaims (filed September 11, 2025).

Demand Response Required confirm in writing by 5:00 PM EDT today, September 11, 2025, your client's agreement to allow the 2:00 PM EDT site visit for us on September 12, 2025, and provide the demanded notice letter by end of EOB September 12th 2025.

Failure to comply will compel us to seek immediate injunctive relief and sanctions from the Court during today's case management conference, with evidence of your client's bad faith.

Thank you for your prompt attention to this matter.

We are available via-email notice for conference call today above contacts for confirmation and we intend on following up this demand with a call to your office.

WE EXPECT YOU TO ANSWER OUR CALL !

Demand Submitted by Mrrs ,
/s/ Hitesh (Harry) Harjani
Hitesh (Harry) Harjani, Pro Se
Managing Member,

Gatsbys Chop House, LLC

/s/ Nicholas Fiorillo
Nicholas Fiorillo, Pro Se
as Assignee of Claims

DATE: October 15, 2025
ITEM TYPE: Recommendation
MEETING BODY: Select Board

ITEM E

Discussion of FlashVote Survey Results (TOPIC: Meetings)

ITEM SUMMARY:

BACKGROUND INFORMATION:

RECOMMENDATION:

ATTACHMENTS:

FlashVote Survey Report_TOPIC_ Meetings_September '25 (2).pdf

TOWN ADMINISTRATION

www.natickma.gov ◆ (508) 647-6410

13 East Central St. Natick, MA 01760 ◆ www.natickma.gov

October 4, 2025

Resources:

- Survey Tool Info
- Sign Up For Future Reports
- Full Survey Results

FlashVote Survey Report: "Meetings"

LIVE DATES: 9/16/25 - 9/18/25 (5-question survey)

3 PRIMARY FINDINGS:

1. **The Town (staff and boards/committees) need to deliver on more convenient meetings – focus**: hybrid and video-only meetings.
2. **Residents are asking for improved communications re: local government meetings.** e.g. ease/access to materials, notifications, & more
3. **Interesting Fact:** The "Member Panel" was thought to represent the most engaged residents who regularly attend local government meetings, but 53% reported attending **0** meetings (over the last 2 years)

I. Survey Samples: Validity of Data Filters

HEADLINE: Sample sizes confirm valid data to report on Natick residents (37k pop) – **The Member Panel is used as the primary data filter** to interpret this particular survey.

Margin of Error (at 95% stat sig)
^ definitions: Google AI & ChatGPT

A. All Responses:	n = 739	(def: all respondents; registered & unregistered)	+/- 3.6%
B. Member Panel:	n = 673	(def: registered user prior to deployed survey)	+/- 3.7%
C. Other:	n = 66	(def: unregistered & newly-registered)	+/- 12%

NOTE: The Member panel response rate was 49% – i.e. 673 responded, of the 1,366 initially invited / member panel prior to the deployed survey. The goal is >50% response rate, per survey.

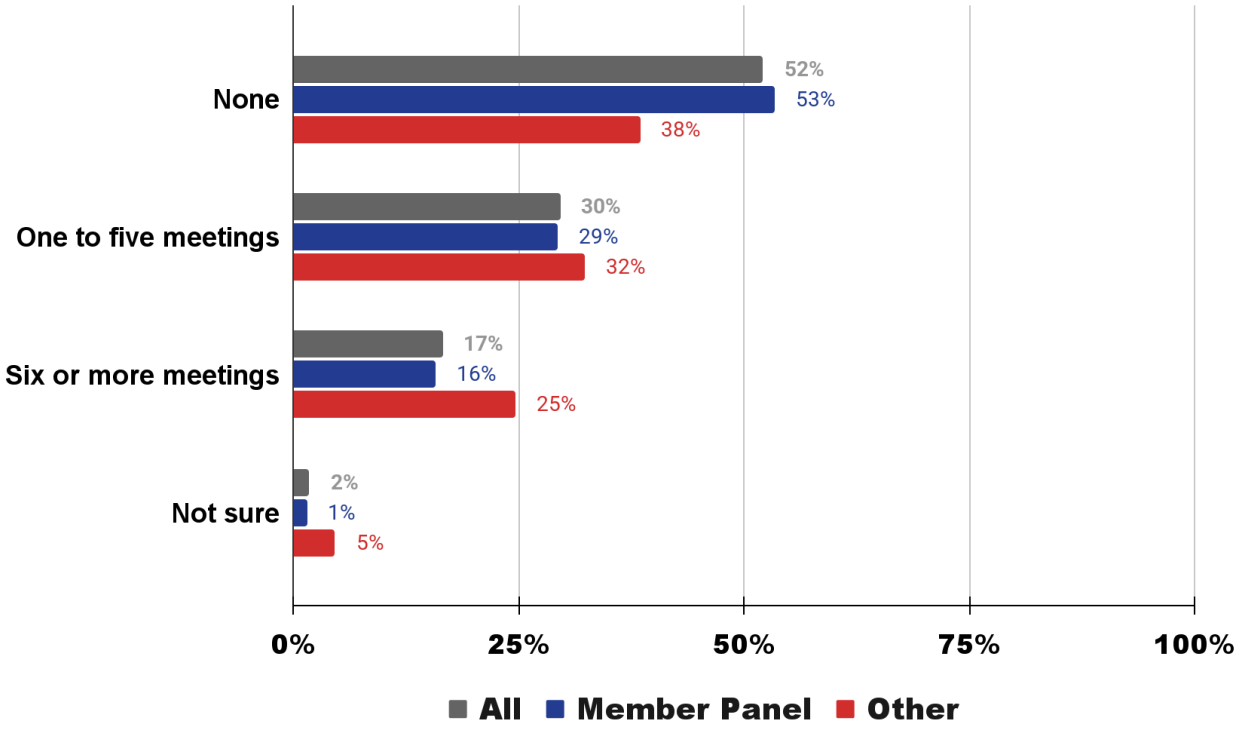
II. Meeting Attendance (Baseline) – [Q1]

HEADLINE: The distribution across meeting attendance segments was a bit surprising... Town staff hypothesized that the Member Panel (ie. pre-existing panel registrants) would skew towards the ***most engaged*** residents who be comprised of a relatively small set of residents who regularly attend government meetings, but **53%** had been to **0** meetings:

- ***53%*** - None
- ***29%*** - "Light" (one to five mtgs in the past 2 yrs)
- ***16%*** - "Heavy" (six or more mtg in the past 2 yrs)
- ***1%*** - Not sure

This question will be used as a filter, or crosstab, for Q2-Q3 insights – in order to both listen to the most engaged (heavy), as well as attract more engaged residents (none+light).

Chart A: Meeting Attendance



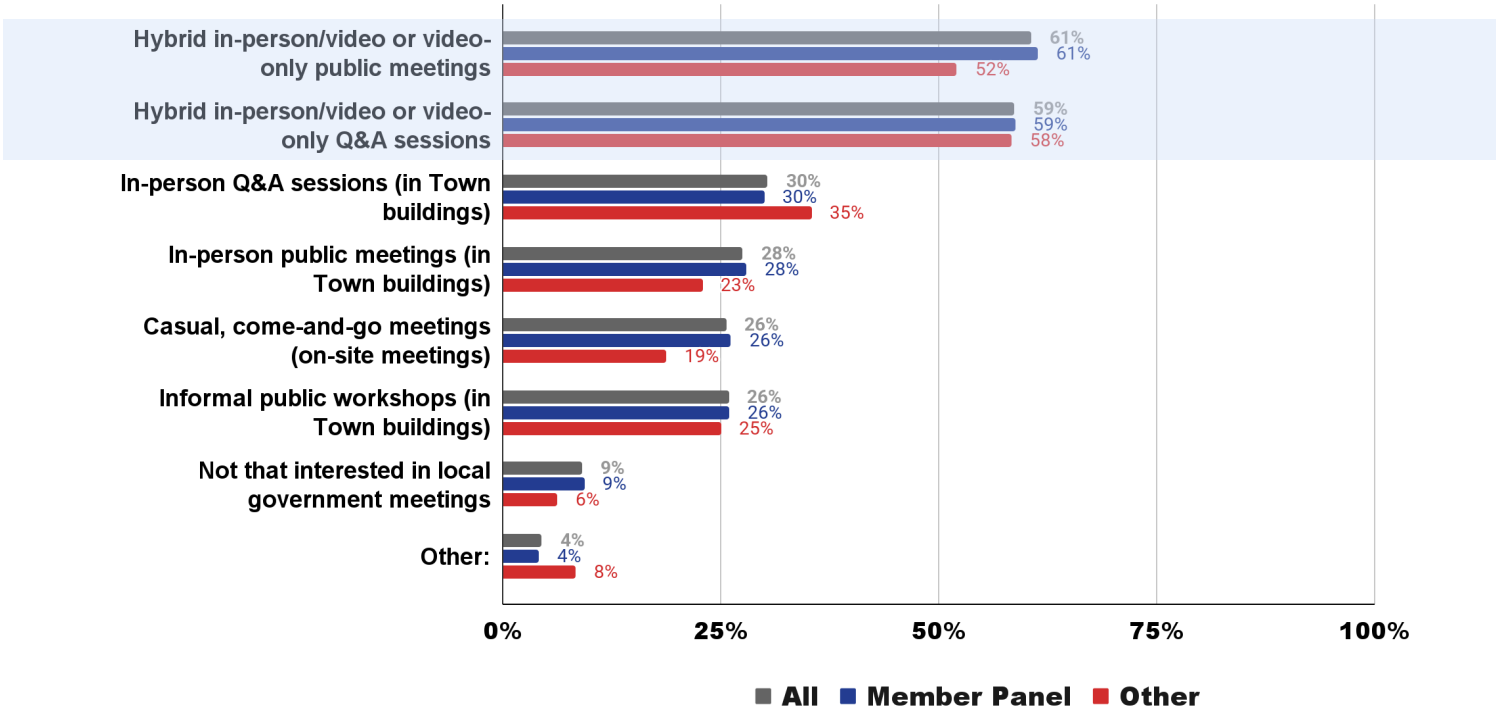
III. Meeting Types – [Q2]

HEADLINE: Top choices anchored on hybrid & video meetings (i.e. **convenience**)

Additional call-outs:

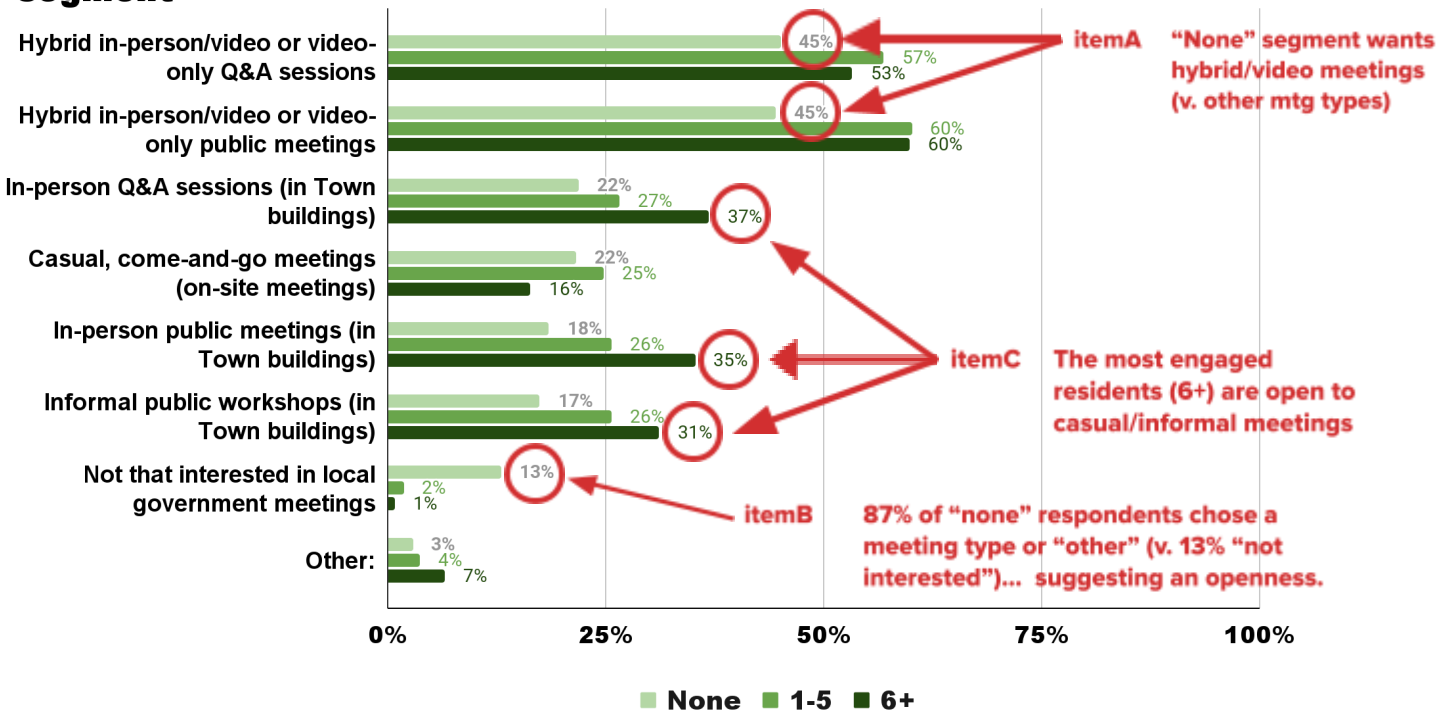
- When filtered by attendance segment (see Chart BB on page #4), the "none" segment has a lesser volume of selected of preferred meeting types (ie. less firm input/preference), but they still skew towards more convenient hybrid & video meeting options – **see** itemA
  - ➢ On a positive note, ***only 13% of the "none" segment*** selected "not that interested in local gov't mtgs"... suggesting that this group is willing to engage (or open to the idea). It would likely require the right meeting design, better communications, and a proven track record of informed decisions... over an extended period of time. – **see itemB**
- When looking at the most engaged residents (6+ mtgs in the last 2 yrs), there is an openness to a more casual & personal set of meetings (e.g. in-person Q&A, informal workshop) – **see itemC** (note the small data sample, n = 66, so this is an directional insight)

Chart B - Meeting Types



Find an AI summary of "Other" Q2 responses (n = 27, 4% of respondents)

Chart BB - Filtered: Preferred Meeting Types, per attendance segment



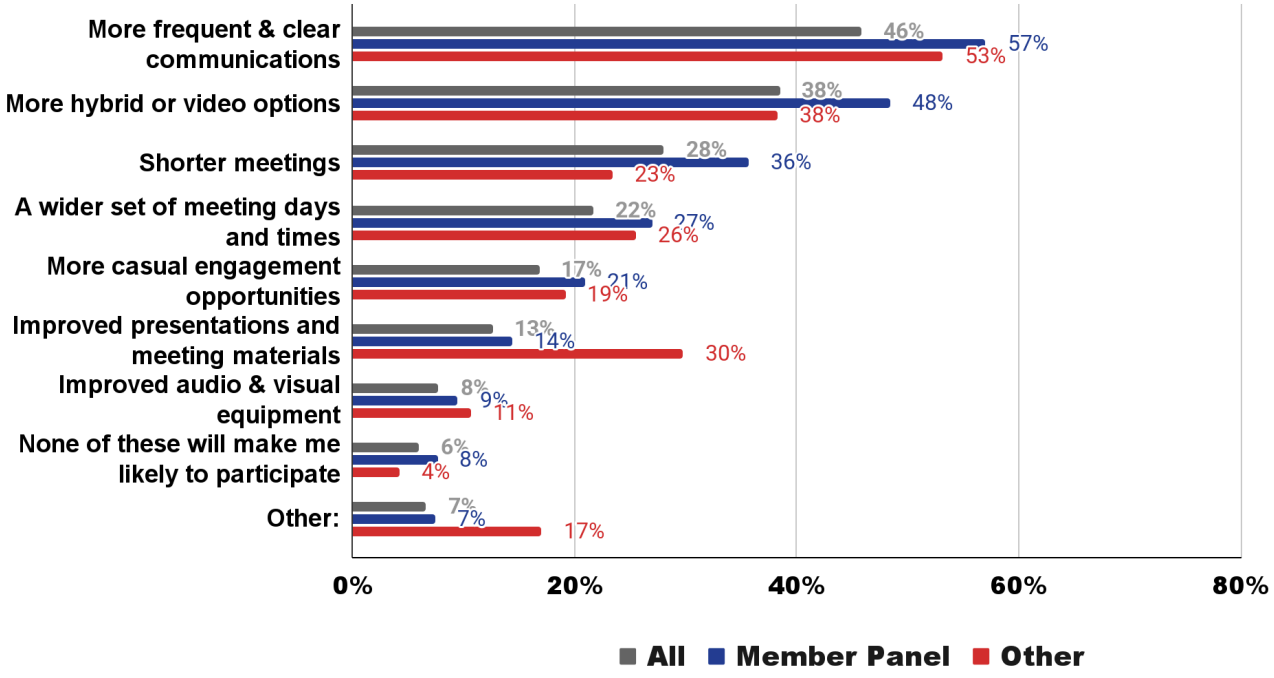
IV. Increased Meeting Participation – [Q3]

HEADLINE: The top-3 responses are fairly clear: [1] improved communications, [2] hybrid/video options, and [3] shorter meetings. See "discussion" section on the bottom of this report re: detailed notes on improvements/opportunities.

Additional call-outs:

- Improved presentation & meeting materials does "pop" (30%) for the "other" segment, as well as the most engaged residents who attended 6+ meetings in the past 2 years (29%) – see FV report

Chart C - "Increased Meeting Participation"



Find an AI summary of "Other" Q3 responses (n = 54, 7% of respondents)

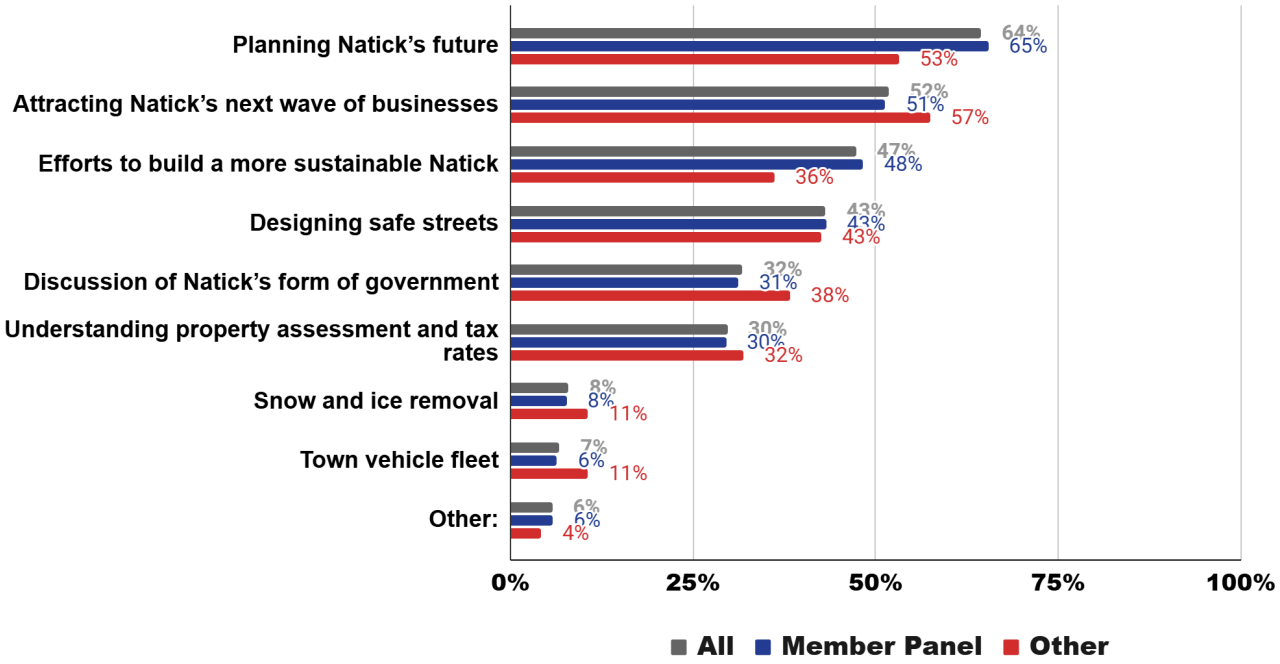
V. Natick 101 Topics – [Q4]

HEADLINE: Town staff has clear input on the top selected topics for future sessions:

- [1] Planning Natick's Future, [2] Attracting Natick's Next Wave Of Businesses, and [3] Efforts To Build a More Sustainable Natick; as well as: designing safer streets, form of government, and property tax rates.

CONTEXT: Natick 101 Sessions was revived in September 2024… it's been "ok" at gaining some traction across the 9x sessions: ~5-20 in-person attendees, ~5-10 zoom attendees, and the ondemand YouTube views range from ~10-150 views. Town staff will continue some department-level introductions at a future date, but the decision was made (May '25) to shift to topic-specific sessions in the near-term.

Chart D - "Natick 101 Topics"



Find an AI summary of "Other" Q4 responses (n = 44, 6% of respondents)

VI. Open-Ended Input - [Q5]

The below themes are derived from open-ended responses (n = 117, 16% of "All" 739 respondents). All responses are considered – please see the below notes section to see how the responses were summarized by ChatGPT.

TOP-7 Open-Ended Themes

1. Hybrid & Recorded Meetings (31)
Strong support for every meeting to be hybrid and recorded. People value flexibility to join remotely or watch later when schedules conflict.

2. Better Meeting Communication (26)
Frequent calls for clearer, earlier, and more visible notices. Requests for email/text alerts, social media posts, and agendas/materials posted well before meetings.

3. Meeting Timing & Length (14)
Current meeting schedules don't fit most residents' lives. Many ask for shorter meetings, weekend options, or better scheduling for parents and commuters.

4. Informal & Welcoming Format (9)
Some find formal procedures (like Robert's Rules) intimidating. They want friendlier, more conversational meetings that feel open and accessible.

5. Trust & Transparency (8)
Residents worry decisions are pre-determined or public input isn't valued. Calls for clearer agendas, fair moderation, and visible responses to feedback.

6. Accessibility & Inclusion (7)
Concerns about barriers for people with disabilities, parents, and those without tech access. Requests for accessible facilities, recordings, and hybrid access for all.

7. Engagement Tools & Summaries (5)
Interest in innovative engagement methods — FlashVote, highlight videos, or meeting summaries instead of full recordings — to help more people stay informed.

Note1: above information was produced via this ChatGPT prompt

Note2: values in parentheses = # of mentions

OPEN DISCUSSION (FOR A OCTOBER 2025 SELECT BOARD MEETING)

I. Near-Term Opportunities (*committed*):

- Create a Select Board policy that mandates hybrid and/or video-only meetings (in-progress)
  - This can serve as a policy consideration for other Town boards/committees (beyond SB)
- Ensure sufficient communications re: local government meetings
  - Including: [1] improved website experience (e.g. persistent notification sign-up on all respective board/committee webpages), [2] persistent mention/call-to-action on all board/committee agenda materials ("click/scan to sign up for meeting & agenda notifications")
- Promote/elevate key board/committee agenda topics that interest 100's (or 1,000's) of residents
  - e.g. a prominent homepage announcement, notification via email/sms to "General Natick News" subscription list (n = 1.3k), and Facebook post
- Better internal training re: meeting/agenda posting (current: tend to be sparse content and sporadic meeting materials/attachements, when meetings & agendas are posted)
- Create 1-page checklist for all boards/committees (a reference guide to change behaviors)

II. Long-term Opportunities (*aspirational, not yet committed*):

- Consider the current use of Zoom v. alternative software (Google Meet)
  - Goal = audit of Town needs/uses (v. meeting software features), automated AI meeting summaries (as a starting point), potential cost savings, & more
  - Related, some govtech-specific solutions are aimed at learning/assigning speaker identities, a key requirement for local government minutes
- Town staff trainings re: presentation skills (written & verbal)
- Consider a task force to source resident input re: solutions – focus on residents who have one of these two criteria (or both!): [1] heavy-meeting attendance (to serve as an informed audience) and [2] a demonstrated expertise to communicate/market/engage in a professional capacity
  - Caution: Town Administration would ideally be the appointing authority and run a more thorough interview process than most SB agendas/meetings can allow for, given the large number of topics and finite time
- Can more items be shifted from Boards/Committees >> Town/NPS staff? e.g. consent agenda
  - Or revamp select policies that extend meeting length, e.g. Select Board water abatements

###

DATE: October 15, 2025
ITEM TYPE: Recommendation
MEETING BODY: Select Board

ITEM F
Select Board 2026 Annual Calendar

ITEM SUMMARY:

BACKGROUND INFORMATION:

RECOMMENDATION:

ATTACHMENTS:
Select Board 2026 Meeting Calendar.pdf

Select Board
2026 Meeting Schedule*

Meeting Dates
January 7, 2026
January 21, 2026
February 4, 2026
February 18, 2026 – Ash Wednesday/Start of Ramadan
March 4, 2026
March 18, 2026
April 1, 2026 – Reorganization
April 15, 2026
April 29, 2026
May 19, 2026
May 27, 2026
June 10, 2026
June 24, 2026
July 8, 2026
July 22 ,2026
August 5, 2026
August 19, 2026
September 2, 2026
September 16, 2026
September 30, 2026
October 14, 2025
October 28, 2026
November 11, 2026 – Veterans Day
November 25, 2026 – Day Before Thanksgiving
December 9, 2026
December 23, 2026

DRAFT

*Select Board meetings typically start at 6:30 p.m. on the dates noted unless otherwise posted

For meeting agendas, minutes and other information visit Select Board | Natick, MA - Official Website (natickma.gov)

The Board reserves the right to schedule additional meetings, change any meeting date or times, and/or cancel meetings as needed.

DATE: October 15, 2025
ITEM TYPE: Recommendation
MEETING BODY: Select Board

ITEM G
Update on Gazebo Maintenance Project

ITEM SUMMARY:

BACKGROUND INFORMATION:

RECOMMENDATION:

ATTACHMENTS:
SB Memo_Gazebo Repair Services_10.15.25.pdf

TOWN ADMINISTRATION

administration@natickma.org ◆ (508) 647-6410
13 East Central St. Natick, MA 01760 ◆ www.natickma.gov

MEMO: Town Common Gazebo Repair Services (Financials & Scope)

On May 15th, 2025, the Facilities Department received four (4) sealed bids in response to the Town's "Invitation For Bid" for gazebo repair services.

Bid Submissions:

- Fort Meadow Builders $37,828
- Unicon Inc. $49,000
- Kneeland Construction Corp. $74,000
- CMR GC $79,000

The lowest bid was submitted by **Fort Meadow Builders**, who were subsequently awarded the project.

Below is a summary of the project scope – see the full detailed scope for reference. The work focuses on restoring the Town's historic gazebo to ensure safety, extend its durability, improve long-term structural integrity, and enhance its overall appearance.

Project Scope Summary:

- **Structural:** Inspect and reinforce the base as needed.
- **Flooring:** Repair and resurface the concrete slab; apply protective coating and paint hatch.
- **Railings & Posts:** Repair or replace damaged wood components; reinforce with corrosion-resistant hardware.
- **Masonry:** Repoint deteriorated mortar joints to match existing materials.
- **Painting:** Power wash, sand, prepare and repaint all exterior wood and metal surfaces.
- **Cleanup:** Remove debris, restore the site, and complete a final inspection.

The gazebo was in poor condition, with many railings, posts, and spindles either rotted, loose, or damaged. Numerous mortar joints required repointing, and extensive sanding was needed to remove graffiti and surface damage. Painting the gazebo will help protect the wood against deterioration and weathering, as well as extend the structure's overall life cycle.

NOTE: There is a potential change order for hatch repair – this is *not* yet determined

PREPARED BY: Town staff

###

DATE: October 15, 2025
ITEM TYPE: Recommendation
MEETING BODY: Select Board

ITEM H
Easement Relocation Across 69 East Central Street

ITEM SUMMARY:

BACKGROUND INFORMATION:

RECOMMENDATION:

ATTACHMENTS:
Select Board Memo 69 East Central Easement.pdf
69 East Central Easement map.pdf

PUBLIC WORKS: ENGINEERING DIVISION

WILLIAM McDOWELL, P.E. ◆ Town Engineer
wmcdowell@natickma.org ◆ (508) 647-6400, Ext 2015

JOHN DIGIACOMO, P.E. ◆ Asst. Town Engineer
jdigiacomo@natickma.org ◆ (508) 647-6400, Ext 2064

October 9th, 2024

Bruce T. Evans, Chair
Natick Select Board
13 East Central Street
Natick, MA 01760

Re: Town of Natick Easement Relocation Across 69 East Central St

Mister Chair & Members of the Board:

As part of the mixed-use development at 69 East Central St, the developer was required to relocate an existing 18" Town water main on the property around the new building footprint. This work was completed in September of 2024. All work was inspected by the Department of Public Works and done to the Departments Construction Standards. This water main is a vital part of the Towns water system, providing potable water from the Broads Hill reservoir to Natick's water system.

The Town, prior to the water main relocation, had a recorded easement across the property (as shown on plan) to access and maintain the previous water infrastructure. As part of the Planning Board decision, the developer agreed to grant the Town a new easement on the property encompassing the new water main, at no cost to the Town.

The Engineering Division has received the required easement document and easement plan for the easement relocation. The easement document has been reviewed by Town Counsel, and the developer has signed the final agreed upon language. The easement plan has been reviewed by the Engineering Division and has no objections to the final proposed easement layout.

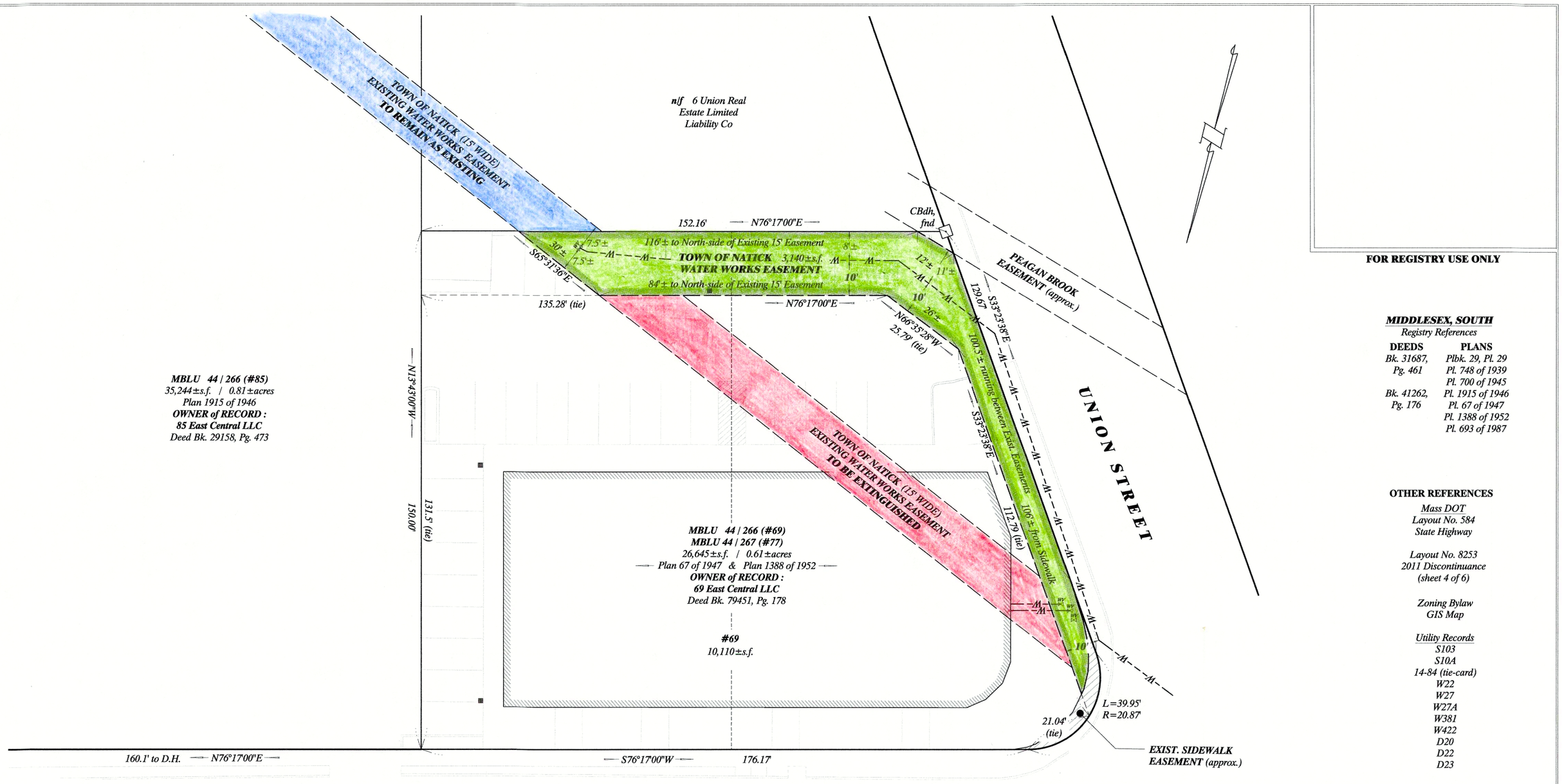
We respectfully request the Select Board, as the body authorized to accept easements, sign the provided easement document and easement plan to be recorded with the Middlesex Registry of Deeds to make the easement legal.

Sincerely,

Jeff Hansen
Project Engineer

William Spratt
Executive Director

cc: Town Engineer
Assistant Town Engineer



= New Easement

= Portion of Esmt. to be extinguished

= Existing portion of Esmt. not being changed

EAST CENTRAL STREET

FOR REGISTRY USE ONLY

MIDDLESEX, SOUTH
Registry References

DEEDS	PLANS
Bk. 31687, Pg. 461	Plbk. 29, Pl. 29 Pl. 748 of 1939 Pl. 700 of 1945
Bk. 41262, Pg. 176	Pl. 1915 of 1946 Pl. 67 of 1947 Pl. 1388 of 1952 Pl. 693 of 1987

OTHER REFERENCES

Mass DOT
Layout No. 584
State Highway

Layout No. 8253
2011 Discontinuance
(sheet 4 of 6)

Zoning Bylaw
GIS Map

Utility Records
S103
S10A
14-84 (tie-card)
W22
W27
W27A
W381
W422
D20
D22
D23

NOTES:

1. All information hereon shown is based upon an on the ground field survey conducted in June & July of 2025, with the primary instrument of survey being a Sokkia iX-1205 #XR000703
2. Building locations and offsets shown are for zoning determinations only and are not to be used to establish property lines.
3. Locus in not shown to be located in an established Special Flood Hazard Area: See FEMA FIRM 25017C0537F, effective on 07/08/2025.
4. Mapping of on-site utilities is limited to gathering surface ready visible evidence of readily accessible utilities at the time of the survey. Paint splashes provided by the installer were used to approximately located the actual subsurface location of the water main. Installation, filling, and paving were already completed at the time of this survey.

PURPOSE:

1. The purpose of this plan is to describe the location of a new "Water Works Easement", being the area as shown above with interior hatching and bolded text. This plan makes no change or adjustment to any other boundary lines and no inference may be made from this plan of such boundaries; see original records for legal descriptions.

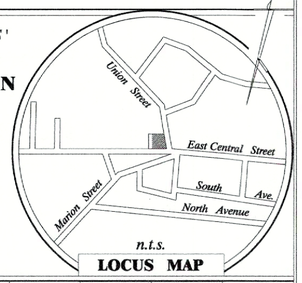
I hereby certify that this plan was prepared in accordance with the uniform instructions for the preparation of plans as set forth by the registers of deeds.

20' 0' 10' 20' 40' 80'

GRAPHIC 1"=20' SCALE

'NATICK WATER WORKS'
EASEMENT RELOCATION PLAN
over the land of
69 East Central Street
in NATICK
MASSACHUSETTS

PREPARED FOR
JOHN STOURNARAS



n.t.s.
LOCUS MAP

September 18, 2025	Scale: 1"=20'	Fld: ZTL	Calc: ZTL	Draft: ZTL	Chk: STL

Owner of Record
44 / 266 & 44 / 267
69 EAST CENTRAL LLC

PREPARED BY:
LUDWIG
SURVEY SOLUTIONS, LLC.
1498 WHITE POND ROAD
ATHOL, MA 01331
LUDWIGSURVEY.COM
OFFICE@LUDWIGSURVEY.COM
(978) 496-9497

DATE: October 15, 2025
ITEM TYPE: Recommendation
MEETING BODY: Select Board

ITEM I

Discussion and Vote to Authorize Kathryn Coughlin to Submit Testimony Regarding the Municipal Empowerment Act

ITEM SUMMARY:

BACKGROUND INFORMATION:

RECOMMENDATION:

ATTACHMENTS:

Overview of the Municipal Empowerment Act in Massachusetts.pdf
Letter to Senate President Spilka regarding the MEA.pdf

Overview of the Municipal Empowerment Act in Massachusetts

The **Municipal Empowerment Act** (formal title: An.Act.Empowering.Municipalities.and.Local.Governments) is a legislative proposal introduced by Massachusetts Governor Maura Healey and Lieutenant Governor Kim Driscoll. It aims to equip cities and towns with tools to address fiscal pressures, streamline operations, attract talent, and enhance public services. The bill was first filed in 2024 but did not pass; it was refiled in early 2025 as Senate Bill S.2571 (and its House companion H.4788) following input from over 130 municipal leaders across the state.

As of October 15, 2025, the bill remains under consideration in the Massachusetts Legislature. It has strong support from groups like the Massachusetts Municipal Association (MMA) and the Metropolitan Area Planning Council (MAPC), but faces opposition from business advocates, such as the National Federation of Independent Business (NFIB), who argue it enables tax hikes that could harm economic competitiveness.

Key Provisions

The Act includes over 30 reforms across fiscal, operational, and workforce categories.

Here's a breakdown:

Category	Key Measures	Purpose
Fiscal Tools	- Increase local meals tax ceiling from 0.75% to 1%. - New local option surcharge of up to 5% on motor vehicle excise taxes, deductible for stabilization funds. - Expanded exemptions for post-retirement hires. - Senior property tax relief options (e.g., deferrals).	Generate revenue for essential services; every community could benefit from the excise surcharge.
Operational Efficiencies	- Raise procurement bid thresholds to reduce administrative burdens. - Permanent hybrid public meetings for accessibility. - Updated borrowing rules for school projects and emergency spending. - Enforcement for "double pole" utility removals to improve infrastructure.	Streamline bureaucracy and cut costs; centralizes telecom/utility valuations at the state level.
Workforce Enhancements	- Allow up to 50% of public safety hires outside traditional civil service. - Create public safety cadet programs without special legislation. - Regional boards of assessors for shared services.	Address shortages in public safety and administration; promote diversity in hiring.
Public Health & Other	- Tools to improve road safety and access to jobs/schools. - Regional collaboration incentives.	Support community well-being and long-term sustainability.

Status and Advocacy

- **Development**: Based on seven regional listening sessions in 2024, the bill reflects direct feedback from municipal officials.
- **Recent Activity**: Refiled on January 30, 2025; MMA urged passage during February 2025 Local Government Advisory Commission meetings. As of March 2025, advocacy continued via events like Connect 351.
- **Prospects**: Proponents emphasize its role in fiscal stability amid rising costs. Critics, like NFIB, call it a "tax-hiking" sequel to the 2024 version, potentially increasing burdens on small businesses and residents.
- **Next Steps**: Track progress on the Massachusetts Legislature website (malegislature.gov) under S.2571 or H.4788. Municipal leaders are encouraged to contact legislators for support.

For the full bill text, visit the Massachusetts Legislature page for S.2571. Additional details are available on Mass.gov. If you need specifics on a provision or updates, let me know!

SELECT BOARD

SelectBoard@natickma.org ◆ (508) 647-6410
13 East Central St. Natick, MA 01760 ◆ www.natickma.gov

Senate President Karen Spilka
Room 332, State House
24 Beacon Street
Boston, MA 02133

Dear Senate President Spilka,

On behalf of the Natick Select Board, I am writing to urge your support for the Municipal Empowerment Act (MEA), which would significantly benefit the town by enhancing local control over revenue generation and addressing critical operational challenges. We believe this legislation is essential for the long-term financial stability and continued growth of our community. Natick would benefit from this shift toward greater municipal autonomy, paving the way for tailored, community-driven solutions.

The Municipal Empowerment Act would grant Natick greater authority to manage local taxes, particularly on hotel stays, restaurant meals, and motor vehicles. This increased flexibility is critical for Natick, especially following the recent $7 million tax override approved by voters to fund recurring costs and preserve municipal jobs. While the override addressed immediate needs, it underscored the necessity for more sustainable and creative revenue options. The Act would empower Natick to generate additional revenue locally, potentially reducing the frequency of future overrides. At the same time, the proposal for a new Senior Means Tested Property Tax Exemption for qualifying seniors and the increase to existing senior property tax exemptions ("clause exemptions") wil help protect those most affected by tax increases. Moreover, the option to provide an annual cost of living adjustment to combat the impact of inflation will further help seniors and others who qualify for locally adopted exemptions.

Like most other municipalities throughout the Commonwealth, Natick has experienced an inability to fill vacant positions across all aspects of local government, from public safety to public works, from finance to engineering. As it becomes increasingly difficult to hire experienced and skilled municipal staff, the MEA's proposal to expand the process for seeking temporary exemptions to post-retirement employment rules would broaden the candidate pool and allow Natick to hire the most experienced candidates for positions such as Director of Public Works and Director of Finance. Allowing the creation of regional Boards of Assessors would further allow towns and cities to streamline duties and reduce significant staffing challenges, with the potential for cost-savings.

These measures would directly support Natick's efforts to maintain its infrastructure, enhance our schools, and attract essential workers such as teachers and public safety personnel, thereby improving the quality of life for all residents.

I respectfully urge you to support the Municipal Empowerment Act, as it aligns with the interests of Natick and its residents. By passing this legislation, you will help ensure our town has the resources and flexibility needed to thrive in the years ahead.

Thank you for your attention to this important matter.

Sincerely,

Kathryn M Coughlin, Chair

DATE: October 15, 2025
ITEM TYPE: Recommendation
MEETING BODY: Select Board

ITEM J
Downtown Parking Requests

ITEM SUMMARY:

BACKGROUND INFORMATION:

RECOMMENDATION:

ATTACHMENTS:
Parking Requests 10.15.2025.pdf

TOWN ADMINISTRATION

JON MARSHALL ◆ Deputy Town Administrator
jmarshall@natickma.org
◆ (508) 647-6410
13 East Central St. Natick, MA 01760 ◆ www.natickma.gov

To:	Jamie Errickson, Town Administrator
	Bruce Evans, Chair, Select Board
CC:	James Hicks, Police Chief
	Brian Lauzon, Deputy Police Chief
	Morgan Griffiths, Transportation & Economic Development Planner
	Heather Rockwood, Executive Director, Natick Center Cultural District
From:	Jon Marshall, Deputy Town Administrator, Operations
Date:	October 10, 2025
Subject:	Downtown Parking Recommendations

Since our April 2025 presentation on Natick Center Parking, staff have thoroughly reviewed the parking situation. This fall, we are presenting several timely recommendations for the Select Board's consideration. These include:

1. Parking Rate Simplification (Proposed changes on attached map)

- **Adjust Duration Limits:**
  - On-street parking: A district-wide limit of 2 hours.
  - Off-street parking (Town-owned lots): A district-wide limit of 4 hours (excluding the Commuter Lot/St Pats lot, which allows all-day and/or permit parking).
- **Simplify Rates:**
  - Coin meters: $0.25 for every 15 minutes.
  - Other spaces (pay by app/kiosk): $1 for the first hour, then $0.50 for each additional half hour.
- **Morse Library Parking:** All patron spaces on Clarendon Street will have a 30-minute limit (currently a mix of 15-minute and 30-minute limits). This change has the support of Morse Institute Library staff and Trustees.

2. Approve Additional On-Street Parking Spaces on East Central Street

With the upcoming completion of the mixed-use property at 45 East Central Street, staff recommend extending paid parking to the south side of East Central Street between Lincoln and Wilson Street. These spaces will be signed and utilize pay-by-app or text, with no new coin meters, aligning with the Town's eventual plan to phase out physical meters due to declining state support for their infrastructure.

3. Overnight Parking

Currently, overnight "no-parking" restrictions are in effect for all Town-owned roadways from November 1 to April 30 (1:00 am - 6:00 am) and in all Town-owned (non-school) lots year-round. Recognizing the growing need for overnight parking, staff recommend adjusting the on-street restrictions to allow year-round parking on all Town-owned roadways, except during snow/weather emergencies declared by the Emergency Management Director. Overnight parking in Town-owned lots is recommended to remain unchanged.

Board Vote Requested:

The Board is requested to set the parking pass rates for calendar year 2026 as follows:

- Commuter Pass: $830/year
- Business Pass: $385/year
- Senior/COA Pass: $3/year
- Approve parking rates and adjustments for meters and Town-owned lots as detailed above.

The Board is asked to modify the overnight parking restriction, applying it only during snow/weather emergencies declared by the Emergency Management Director, rather than from November to April.

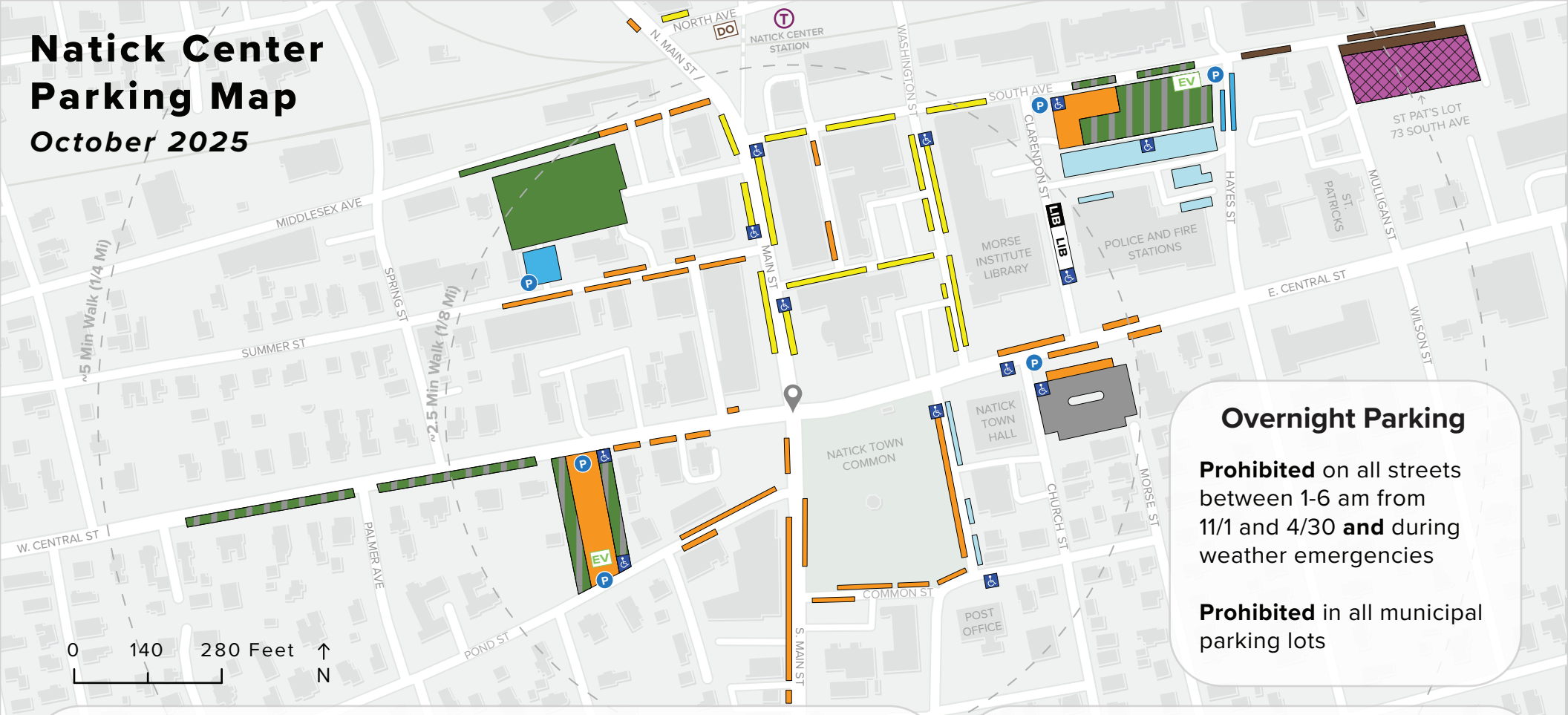
Further the board is requested to approve the addition of fee spaces on the south side of East Central Street between Lincoln and Wilson Street.

Considerations for Next Year:

Over the next year, Town staff will review existing parking pass programs (business, commuter, and senior/COA) to propose changes that better align with resource usage, costs, and the original intent of these programs.

Natick Center Parking Map

October 2025



Overnight Parking

Prohibited on all streets between 1-6 am from 11/1 and 4/30 **and** during weather emergencies

Prohibited in all municipal parking lots

General Street & Lot Parking

Kiosk

Enforcement Hours

- Monday - Friday: 9 AM - 5 PM
- Saturday: 9 AM - 1 PM (street ONLY)

Payment Methods

- Quarters (Meters Only)
- Credit Cards (Kiosks Only)
- The Passport Parking App

Time Limits

- 2 Hr: Most Streets, Police/Fire Lot
- 4 Hr: Pond & Summer St Lots, Hayes St
- 7 Hr: St. Pat's Lot

Rates & Special Parking Areas

- $0.25 For Every 15 Min
- $0.25 For Every 30 Min
- $0.25 For Every 1 Hr
- $7.00 For 8 Hr
- EV Charging Area
- Commuter Drop-Off
- 15 Minutes FREE For Library Patrons
- 30 Minutes FREE For Library Patrons

Meters provide **15 minutes free** when Space Selection button is pressed

Permit Parking

Enforcement Hours

- Monday - Friday: 7 AM - 5 PM

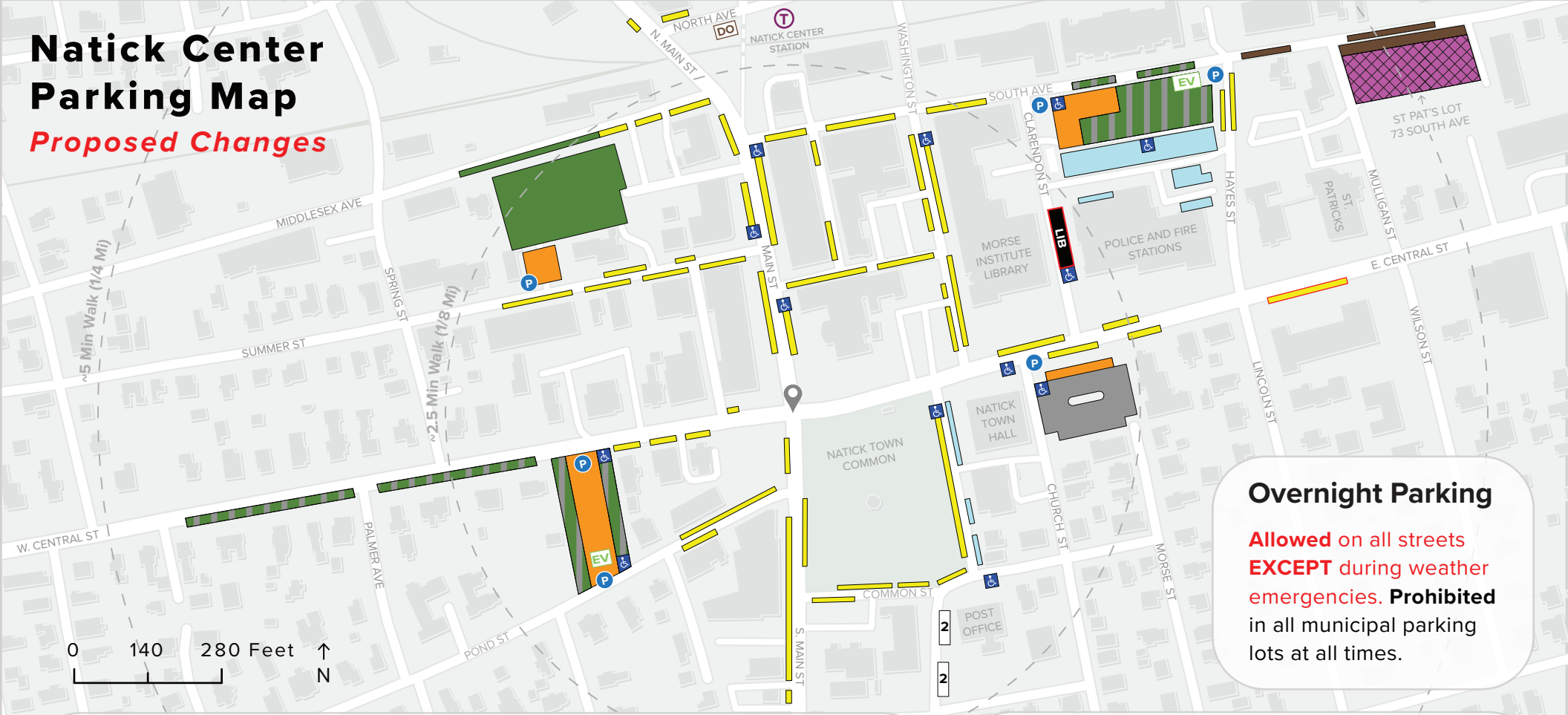
Zones

- Town Vehicle
- Commuter
- All Permit Overflow
- Accessible Parking
- Downtown Business
- Town Employee
- Mixed Town & Business

Council on Aging Permits allow FREE 2-hour parking in METER & KIOSK spaces

Natick Center Parking Map

Proposed Changes



Overnight Parking

Allowed on all streets **EXCEPT** during weather emergencies. **Prohibited** in all municipal parking lots at all times.

General Street & Lot Parking

Enforcement Hours

- Monday - Friday: 9 AM - 5 PM
- Saturday: 9 AM - 1 PM (street ONLY)

Payment Methods

- Quarters (Meters Only)
- Credit Cards (Kiosks Only)
- The Passport Parking App
- Text-to-Pay

Rates

- First Hour: $1.00
- Each Additional 30 Minutes: 50¢
- St. Pat's Lot: $7.00

Time Limits

2 Hours 4 Hours 8 Hours

P Kiosk

Meters provide **15 minutes FREE** when Space Selection button is pressed

Special Parking Areas

2 FREE 2-Hour Parking

EV EV Charging Areas

DO Commuter Drop-Off

LIB 30 Minutes FREE for Library Patrons

Permit Parking

Enforcement Hours

- Monday - Friday: 7 AM - 5 PM

Zones

- Town Vehicle
- Commuter
- All Permit Overflow
- Accessible Parking
- Downtown Business
- Town Employee
- Mixed Town & Business

Council on Aging Permits allow FREE 2-hour parking in METER & KIOSK spaces

DATE: October 15, 2025
ITEM TYPE: Recommendation
MEETING BODY: Select Board

ITEM A

Approve Meeting Minutes for 10/3/25, 9/29/25, 6/25/25, and 6/18/25,

ITEM SUMMARY:

BACKGROUND INFORMATION:

RECOMMENDATION:

ATTACHMENTS:

Select Baord Meeting Minutes 9.29.25.pdf
Select Board Meeting Minutes 10.3.25.pdf
Select Board Meeting Minutes for 6.18.25.pdf
Select Board Meeting Minutes 6.25.25.pdf

MEETING MINUTES

Lebowitz Meeting Room – Morse Library
Monday September 29, 2025
6:30 PM

Present: Chair Bruce T. Evans, Vice-Chair Linda Wollschlager, Clerk Kristen L. Pope, Kathryn M. Coughlin, Richard Sidney

Also Present: Town Administrator, James Errickson

Mr. Evans called the meeting to order at 6:32 PM.

The pledge of allegiance was recited, and a moment of silence was observed.

EXECUTIVE SESSION

A. Pursuant to M.G.L. c 30A, section 21(a)3 - To discuss strategy with respect to collective bargaining if an open meeting may have a detrimental effect on the bargaining position of the public body and the chair so declares: Deputy Fire Chiefs Association; Local 1707 International Association of Fire Fighters

B. Pursuant to M.G.L. c. 30A, section 21(a)(3), to discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the chair so declares - DiClemente v. Natick et al, C.A. No. 2481CV02401 (Middlesex Super.)

   Moved by Mr. Sidney, seconded by Ms. Wollschlager, to enter executive session at 6:35PM Roll call vote: Ms. Pope - yes, Ms. Coughlin - yes, Ms. Wollschlager - yes, Mr. Sidney - yes, Mr. Evans - yes. Motion passed 5-0-0.

The Board returned to open session at 7:28 PM.

ANNOUNCEMENTS

Town Administrator James Errickson announced the ratification of the collective bargaining agreement between the Select Board and the New England Benevolent Association Local 82.

Mr. Evans announced that the Select Board's Johnson Workshop will be held on October 7, 2025, at Kennedy Middle School.

Mr. Sidney announced that a grant for a gun buyback event has been issued and will take place on October 11th at the Hartford Street Presbyterian Church. He clarified that he was making this announcement as a private citizen, not as a Board-sponsored event, and noted that the event is completely anonymous.

Mr. Evans announced the Memorial School Building Committee visited Hastings Elementary School in Lexington, to tour of the facilities, in particular to learn about the geothermal heat pumps used in that building.

Mr. Evans also announced that the Morris Institute Library book sale generated over $11,000 for library programs supported by the Friends of the Morse Library.

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PUBLIC SPEAK

Phil Biggs: A Natick resident addressed the Board regarding flooding issues at his home following recent paving work. He explained that after the curb was removed and the road repaved, his basement has been flooded twice. He stated that the town engineer suggested using sandbags, but Mr. Biggs was concerned this was becoming a permanent problem due to the new curb design not being able to handle the same volume of water as the previous one. He requested assistance from the town to find a permanent solution.

Mr. Errickson stated that either himself or the DPW director will contact Mr. Biggs directly with in the next couple of days to address the issue.

DISCUSSION AND DECISION

A. Water and Sewer Abatement Appeal - St. Mark's Church

Representatives from St. Mark's Church appeal their water and sewer bill abatement. The church had already received an abatement reducing their original bill.

The church representatives explained that a good portion of the remaining bill was for sewage fees, and they were requesting that portion be waived since they did not use the sewer system to dispose of water after a pipe burst in the basement of one of their buildings.

Mr. Errickson explained that sewer charges are based on water usage measured going into properties, not what goes out through the sewer system, as there is no metering of sewage output. He stated that the town had already granted the maximum abatement allowed by providing the lowest possible tier rate for the water usage.

Mr. Evans explained that the town policy requires charging for water usage when the issue is not the fault of the town. He emphasized that the town had already provided the maximum legally permissible abatement by charging at the lowest possible tier.

B. 2025 Fall Town Meeting Warrant Articles

- Article 5 Stabilization Funds

  Town Administrator Errickson explained that this standing article seeks to appropriate new growth funds for the operational rainy day stabilization fund and the capital stabilization fund.

  Paul Griesmer, a member of the Board of Assessors, spoke in support of the motion.

  > Moved by Mr. Sidney, seconded by Ms. Coughlin, to recommend favorable action on the subject matter of Article 5 Stabilization Funds. Roll call vote: Ms. Pope - yes, Ms. Coughlin - yes, Ms. Wollschlager - yes, Mr. Sidney - yes, Mr. Evans - yes. Motion passed 5-0-0.

- Article 15 Establishment of Hybrid Town Meeting Committee

  Town Moderator Jeff Alderson presented Article 15. He explained that changes were made to the proposal based on the Board's previous feedback, including setting the committee composition at 9 members 8 town meeting members appointed by the moderator plus a representative from Natick Pegasus.

  > Moved by Mr. Sidney, seconded by Ms. Wollschlager, to recommend favorable action on the subject matter of Article 15. Roll call vote: Ms.

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Pope - yes, Ms. Coughlin - yes, Ms. Wollschlager - yes, Mr. Sidney - yes, Mr. Evans - yes. Motion passed 5-0-0.

- Article 28 Community Preservation Funds

  Amanda Loomis presented the Community Preservation Committee's recommendations:

  Motion A: Bacon Free Library Fence Restoration - $236,650 to completely restore the fence surrounding 56 and 58 Elliott Street.

  > Moved by Mr. Sidney, seconded by Ms. Wollschlager, to recommend favorable action on the subject matter of Motion A under Article 28. Roll call vote: Ms. Pope - yes, Ms. Coughlin - yes, Ms. Wollschlager - yes, Mr. Sidney - yes, Mr. Evans - yes. Motion passed 5-0-0.

  Motion B: Housing for All - $300,000 for a rental assistance and eviction prevention program, a collaboration between Natick Affordable Housing Trust, Natick Service Council, Family Promise, and Natick Council on Aging.

  > Moved by Mr. Sidney, seconded by Ms. Coughlin, to recommend favorable action on the subject matter of Motion B under Article 28. Roll call vote: Ms. Pope - yes, Ms. Coughlin - yes, Ms. Wollschlager - yes, Mr. Sidney - yes, Mr. Evans - yes. Motion passed 5-0-0.

  Motion C: Morse Institute Library Historic Study and Design - $115,000 to review and determine preservation needs for the historic portion of the library.

  > Moved by Mr. Sidney, seconded by Ms. Wollschlager, to recommend favorable action on the subject matter of Motion C under Article 28. Roll call vote: Ms. Pope - yes, Ms. Coughlin - yes, Ms. Wollschlager - yes, Mr. Sidney - yes, Mr. Evans - yes. Motion passed 5-0-0.

  Motion D: Memorial Beach Shade Structure - $40,000 to install a third shade structure at Memorial Beach.

  > Moved by Mr. Sidney, seconded by Ms. Wollschlager, to recommend favorable action on the subject matter of Motion D under Article 28. Roll call vote: Ms. Pope - yes, Ms. Coughlin - yes, Ms. Wollschlager - yes, Mr. Sidney - yes, Mr. Evans - yes. Motion passed 5-0-0.

  Motion E: South Natick Park Improvement Design and Permitting - $82,500 for design and permitting for improvements to the parks at 7, 11, and 23 Pleasant Street.

  > Moved by Mr. Sidney, seconded by Ms. Wollschlager, to recommend favorable action on the subject matter of Motion E under Article 28. Roll call vote: Ms. Pope - yes, Ms. Coughlin - yes, Ms. Wollschlager - yes, Mr. Sidney - yes, Mr. Evans - yes. Motion passed 5-0-0.

  Motion F: Preserving Natick's 1775 Battle of Bunker Hill Muster Roll - $10,000 to preserve the physical document of the 1775 Battle of Bunker Hill muster roll.

  > Moved by Mr. Sidney, seconded by Ms. Wollschlager, to recommend favorable action on the subject matter of Motion F under Article 28. Roll call vote: Ms. Pope - yes, Ms. Coughlin - yes, Ms. Wollschlager - yes, Mr. Sidney - yes, Mr. Evans - yes. Motion passed 5-0-0.

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Motion G: 5 Auburn Street - $750,000 for the preservation and adaptive reuse of a historic school for the creation of 32 affordable residential units.

> Moved by Mr. Sidney, seconded by Ms. Wollschlager, to recommend favorable action on the subject matter of Motion G under Article 28. Roll call vote: Ms. Pope - yes, Ms. Coughlin - yes, Ms. Wollschlager - yes, Mr. Sidney - yes, Mr. Evans - yes. Motion passed 5-0-0.

- Article 29 Amend Zoning Bylaws: S. V-H Signage and Advertising Devices

  Heather Rockwood, Executive Director of the Natick Center Cultural District, presented the proposed changes to signage bylaws. She explained that the Select Board had previously given special permission to allow A-Frame signs and flags in Natick Center until December 31, 2025. A working group including Amanda Loomis, Morgan Griffiths, business owners, and Planning Review Board members had met regularly since May to create updated signage bylaws with community input.

  Ms. Rockwood outlined the urgency of the changes due to challenging economic conditions affecting retailers, new traffic patterns from the train station and future construction projects, and visibility issues for second-story businesses. The proposal aims to increase options for business signage, standardize the approval process, and consider accessibility needs and winter snow removal.

  > Moved by Mr. Sidney, seconded by Ms. Wollschlager, to recommend favorable action on the subject matter of Article 29. Roll call vote: Ms. Pope - yes, Ms. Coughlin - yes, Ms. Wollschlager - yes, Mr. Sidney - yes, Mr. Evans - yes. Motion passed 5-0-0.

- Article 31 ByLaw Changes Articles 81, 22 and a New ByLaw Article

  Mr. Griesmer, Chair of the Charter and Bylaw Review Committee, presented two motions under Article 31.

  Motion A concerned regulating underground propane tanks under the town's underground tank bylaw, exempting them from the onerous annual monitoring requirements applicable to fuel tanks while still regulating their placement to prevent issues with water runoff and drainage.

  The Board chose not to make a recommendation on Motion A.

  Mr. Griesmer proposed creating a dedicated zoning law specialist position to support all town bodies dealing with zoning matters.

  Board members expressed concerns about the timing of appointments in the proposal and questioned whether existing town counsel could fulfill this specialized role.

  > Moved by Mr. Sidney, seconded by Mr. Evans, to recommend referral of Motion B to the Select Board and Town Administration. Roll call vote: Ms. Pope - yes, Ms. Coughlin - yes, Ms. Wollschlager - yes, Mr. Sidney - yes, Mr. Evans - yes. Motion passed 5-0-0.

- Article 33 A Moratorium on Artificial Turf

  Mr. Evans indicated his support for letting Town Meeting decide the appropriate length of any moratorium and noted that the article needed clarification about what constitutes maintenance of existing turf fields. He stated that the Select Board should not be the body nominating a task force on

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this issue, as it involves many town organizations and is part of a larger field use study.

No recommendation was made on Article 33.

- Articles 11 and 12 - Table of Select Board Appointments and Information System Advisory Board

  Mr. Sidney distributed a draft memo to the Board regarding Articles 11 and 12, which are sponsored by the Select Board. He requested that Board members provide any comments by the following day before his presentation to the Finance Committee.

  Moved by Mr. Sidney, seconded by Mr. Evans, to recommend favorable action on Articles 11 and 12. Roll call vote: Ms. Pope - yes, Ms. Coughlin - yes, Ms. Wollschlager - yes, Mr. Sidney - yes, Mr. Evans - yes. Motion passed 5-0-0.

Discussion on Articles 7, 8, 10, 11, 12 were moved to the next Select Board meeting.

C. 2026 License Fees – Consider whether to Hold a Public Hearing to Modify Licensing Fees

This item was moved to the next Select Board meeting.

D. Continued Hearing: Gatsby's Chop House, LLC's All Alcohol on Premise License – License not in use.

The hearing was continued to October 15, 2025.

CONSENT AGENDA

A. Approve Wonder HDR Holdings LLC application for a Common Victualers License

B. Approve Transfer of Common Victualers License to M and L Express INC

C. Approve United Auto Associates INC application for a 2025 Class II Auto Dealers License

D. Approve Easy Way Auto Sales INC application for a 2025 Class II Auto Dealers License

E. Approve Request from Recreation and Parks Department to Accept Donations

F. Approve Meeting Minutes for 9/17/25, 7/9/25, 2/12/25, and 1/22/25

G. Approve Natick Liquor Corp d/b/a Fannon's Liquors application for a S.15 Off Premise All Alcohol Change of Manager

H. Appoint Natick Police Chief James Hicks as the Keeper of the Lockup for a one-year term

Item F was pulled from the Consent Agenda by Mr. Sidney

Moved by Mr. Sidney, seconded by Ms. Wollschlager, to approve consent agenda items A through H except for item F. Roll call vote: Ms. Pope - yes, Ms. Coughlin - yes, Ms. Wollschlager - yes, Mr. Sidney - yes, Mr. Evans - yes. Motion passed 5-0-0.

Moved by Mr. Sidney, seconded by Ms. Wollschlager, to approve consent agenda item F with appropriate scrivener's corrections. Roll call vote: Ms. Pope -

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yes, Ms. Coughlin - yes, Ms. Wollschlager - yes, Mr. Sidney - yes, Mr. Evans - yes. Motion passed 5-0-0.

TOWN ADMINISTRATOR UPDATES

No updates.

SELECT BOARD'S UPDATES

Mr. Evans announced he would send a poll to schedule a meeting to discuss remaining warrant articles.

ADJOURNMENT

The meeting adjourned at 8:58 PM.

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Kristen L. Pope, Clerk

A list of all documents used at this Select Board meeting are available at:

https://www.natickma.gov/2229/Agendas

Approved:

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MEETING MINUTES

ZOOM ONLY
Friday September 30, 2025
11:00 PM

Present: Chair Bruce T. Evans, Vice-Chair Linda Wollschlager, Clerk Kristen L. Pope, Richard Sidney

Absent: Kathryn M. Coughlin

Also Present: Town Administrator, James Errickson

Mr. Evans called the meeting to order at 11:05 PM.

ANNOUCEMENTS

Mr. Errickson announced that Natick has received a grant to support the continuation of the Main Street design work.

PUBLIC SPEAK

Dr. McKenzie announced that there would be a public forum on October 16th, Thursday, from 7:00 PM to 8:30 PM at the First Congregational Church, with refreshments provided.

DISCUSSION AND DECISION

A. 2025 Fall Town Meeting Warrant Articles

- Article 33 A Moratorium on Artificial Turf

  Dr. McKenzie presented Article 33, describing it as a conservative and reasonable proposal. She explained that the article sponsors were four well-educated professionals who value children playing sports but have concerns about artificial turf fields after studying the industry from production to recycling. She stated that they had concluded the concerns for human health and the environment were real and growing, and that the medical and scientific communities were moving toward a consensus regarding harm.

  Dr. Luckman provided additional information about two major concerns: harm to public health from exposure to microplastic and player exposure to PFAS. He explained that artificial turf is a significant source of microplastic pollution in air, soil, groundwater, waterways, and oceans, with up to 8% of grass blades shedding annually. He described microplastics as "forever tiny poison pills" that have been found in human organs, body fluids, and placentas.

  Dr. Luckman stated that laboratory studies and growing clinical and epidemiologic research point to probable serious human health effects of microplastic, including cardiovascular disease, organ damage, inflammation, and DNA damage with possible carcinogenesis. He noted there are 13,000 articles on the topic, showing extensive research and high concern in the scientific community.

  In response to Board questions, Dr. McKenzie clarified that the three-year moratorium would allow time for:

  - Thoughtful townwide discernment and analysis of needs

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- More information about potential health impacts
- Development of PFAS-free products
- Emergence of new hybrid and alternative turf material
- Monitoring of state actions on artificial turf
- Allowing the town to take a comprehensive look at field needs with all stakeholders involved

Mr. Evans noted that the latest playing field study was from 2016, and that a task force including representatives from schools, DPW, health department, and parks and recreation would be valuable to get a comprehensive view of the issue.

Motion: Mr. Evans moved to recommend favorable action on Article 33. Ms. Pope seconded the motion. Vote: The motion resulted in a 2-2 tie (Mr. Evans and Ms. Pope in favor; Ms. Wollschlager and Mr. Sidney opposed), resulting in no recommendation from the Select Board.

- Article 7 Collective Bargaining

  Mr. Errickson explained that Article 7 would ratify collective bargaining agreements for the police department patrols and supervisors' unions. The article would transfer funds from a budget line in the Select Board budget to the police department budget to cover the costs of these agreements.

  Motion: Mr. Sidney moved to recommend favorable action on Article 7. Ms. Wollschlager seconded the motion. Vote: The motion passed unanimously 4-0-0 (Mr. Sidney, Ms. Wollschlager, Ms. Pope, and Mr. Evans in favor).

- Article 8 Transfer of Unexpended Bond Proceeds

  Mr. Errickson explained that Article 8 was a placeholder article that is included every town meeting season in case there is a need to transfer unexpended bond proceeds. He stated that they had anticipated having a couple of items but decided to hold off until the spring. The administration was seeking no action on this article.
  No formal vote was taken as the administration was recommending no action.

- Article 10 Appropriation for Memorial Elementary School Feasibility Study

  Mr. Errickson explained that Article 10 would fund the next step in the Massachusetts School Building Authority process for Memorial School. The MSBA has invited Natick into the process, but the next step requires an appropriation for feasibility study and schematic design work.

  Mr. Errickson noted that town administration recommends borrowing for this expense. He explained that they had explored repurposing Kennedy School remaining funds or using free cash, but neither option was preferred. Kennedy funds could not be used due to bond counsel guidance indicating it would violate borrowing rules, as borrowed funds should be used for projects of similar useful life. He noted that feasibility studies have a 5-year useful life per MGL, while Kennedy School had a 20+ year useful life.

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Mr. Errickson added that free cash was not preferred because there's no guarantee it would be certified by town meeting, and they wanted to preserve free cash for other purposes. The borrowed funds could eventually be wrapped into the larger borrowing that would occur if the project moved forward to a debt exclusion vote, and the funds would be eligible for MSBA reimbursement at about 45%.

Mr. Sidney noted that there is a time limit for this funding imposed by the MSBA, and if the article is not approved at this town meeting, Natick would fall out of the program and have to start from scratch. Mr. Evans clarified that they had petitioned the MSBA to extend the deadline and informally had been told they would extend it to accommodate the town meeting schedule.

Ms. Wollschlager asked when borrowing would occur if the article passed. Mr. Errickson responded that it could be anywhere from 6 to 18 months, and they would only borrow for what would be necessary in the next step. He noted that they would use Bond Anticipation Notes (BANs) initially, paying interest only, and then the ultimate borrowing could be wrapped into the full project.

Motion: Mr. Sidney moved to recommend favorable action on Article 10. Ms. Wollschlager seconded the motion. Vote: The motion passed unanimously 4-0-0 (Mr. Sidney, Ms. Wollschlager, Ms. Pope, and Mr. Evans in favor).

- Article 11 Amend Bylaw Article 10: Table of Select Board Appointments

  Mr. Sidney reported that the Board had previously voted favorably on Articles 11 and 12, but he had received feedback about some citations being incorrect. He had since researched and sent out an updated motion with corrected citations.

  Mr. Sidney explained that changes included correcting MGL citations

  Motion: Mr. Sidney moved to recommend approval of the amended motion for Article 11. Ms. Wollschlager seconded the motion. Vote: The motion passed unanimously 4-0-0 (Mr. Sidney, Ms. Wollschlager, Ms. Pope, and Mr. Evans in favor).

- Article 12 Amend or Repeal By-Law Article 27, Information System Advisory Board

  Mr. Sidney noted that there was no need to revote on Article 12 as there were no changes to the motion. He explained that they had a procedural motion to put Article 12 in front of Article 11 at town meeting so that if Article 12 fails, they could reinsert the Information Systems Advisory Board into the Article 11 motion through an amendment. He added that the Information Systems Advisory Board and Cable Advisory Board were effectively already merged, and the Cable Advisory Board is not required by state law or bylaw, so it was left out of the table in Article 11.

B. 2026 License Fees – Consider Whether to Hold a Public Hearing to Modify Licensing Fees

Mr. Errickson explained that the Board needs to annually decide whether to hold a public hearing to modify license fees. If they do not plan to change the fees, no public hearing is required. He noted that they did a comprehensive review and update of fees last year, and many of the fees are capped by state law with Natick already at the maximum allowed for several categories.

The Board discussed whether to revisit fees at this time. Ms. Wollschlager noted that some fees, like the $2 fortune teller fee seemed too low to cover processing costs.

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She suggested that while not changing fees this year, the Board should revisit some categories in the future.

Mr. Sidney mentioned that if town meeting passes the article to remove dog license fees from the bylaw, those fees would need to be added to the Select Board's fee schedule, which would require a public hearing when the time comes.

On a motion by Mr. Sidney and seconded by Ms. Pope the Board voted that the 2026 license fees shall remain the same as the 2025 license fees, and no public hearing will be held. The motion passed unanimously 4-0-0 (Mr. Sidney, Ms. Wollschlager, Ms. Pope, and Mr. Evans in favor).

ADJOURNMENT

Motion: Mr. Sidney moved to adjourn, seconded by Mr. Wollschlager. Vote: The motion passed unanimously 4-0-0 (Mr. Sidney, Ms. Wollschlager, Ms. Pope, and Mr. Evans in favor).

The meeting adjourned at 12:22 PM.

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Kristen L. Pope, Clerk

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Approved:

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MEETING MINUTES

ZOOM ONLY
Wednesday June 18, 2025
12:00 PM

Present: Chair Kathryn M. Coughlin, Vice-Chair Linda Wollschlager, Bruce T. Evans, Richard Sidney

Absent: Kristen L. Pope

Ms. Coughlin called the meeting to order at 12:00 PM.

The pledge of allegiance was recited, and a moment of silence was observed.

PUBLIC SPEAK - None

DISCUSSION AND DECISION

A. Approve Request to Occupy a Public Way – Coolidge Ave Block Party

   On a motion by Mr. Sidney and seconded by Ms. Coughlin the Board voted to approve the request. Roll call vote: Ms. Coughlin - yes, Ms. Wollschlager - yes, Mr. Sidney - yes, Mr. Evans - yes. Motion passed 4-0-0.

B. Discussion of Draft Letter to the Legislative Delegation regarding the Municipal Empowerment Act.

   On a motion by Mr. Evans and seconded by Mr. Sideny the Board voted to approve sending the letter. Roll call vote: Ms. Coughlin - yes, Ms. Wollschlager - yes, Mr. Sidney - yes, Mr. Evans - yes. Motion passed 4-0-0.

ADJOURNMENT

Motion: Mr. Sidney moved to adjourn, seconded by Mr. Evans.

Vote: 4-0-0

The meeting adjourned at 12:04 PM.

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Kristen L. Pope, Clerk

A list of all documents used at this Select Board meeting are available at:

https://www.natickma.gov/2229/Agendas

Approved:

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MEETING MINUTES

EDWARD DLOTT MEETING ROOM – TOWN HALL AND VIA ZOOM
Wednesday June 25, 2025
6:00 PM

Present: Chair Kathryn M. Coughlin, Vice-Chair Linda Wollschlager, Clerk Kristen L. Pope, Bruce T. Evans, Richard Sidney

Also Present: Town Administrator, James Errickson

Ms. Coughlin called the meeting to order at 6:00 PM.

The pledge of allegiance was recited, and a moment of silence was observed.

ANNOUNCEMENTS

Mr. Erickson announced that the Town of Natick received the GFOA (Government Finance Officers Association) Distinguished Budget Presentation Award for the FY26 Budget Book. He acknowledged the talented finance division team. Mr. Errickson noted that this award sets the standard for budget formation and presentation, ensuring Natick's budget meets national expectations and standards.

PUBLIC SPEAK

Christian De Jesus addressed the Board. Mr. De Jesus introduced himself as a Hispanic resident who recently moved to Natick. He expressed interest in organizing a parade in the downtown Natick area, mentioned that he had visited the mall, library, and schools in town, and stated he has goals for the city, particularly focused on mental health improvements.

LEGISLATIVE UPDATE

A. Legislative Update Meeting with Senate President Karen Spilka and Representative David Linsky

Senate President Spilka and Representative David Linskyshared several legislative updates:

- Joint Legislative Rules: A Conference Committee reached an agreement on a new set of rules for the first time since 2019, creating more transparency and efficiency in the legislative process. The new rules include longer public notice periods for hearings, mandatory livestreaming and archiving of committee hearings, recording and posting of committee votes, bill summaries, and timely access to conference committee reports.
- Women's Healthcare and Gender Affirming Care: The Senate would be debating and passing a bill the following day to protect women's healthcare, gender-affirming care, and healthcare providers.
- Supplemental Budget: The legislature agreed on a $1.4 billion supplemental budget from millionaires tax revenue, investing in education and transportation.
- $75,000 for pedestrian and mobility improvements
- Electric vehicle charger funding for Natick

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- FY26 Budget: The House and Senate were close to agreeing on the fiscal year 2026 budget.
- Federal Uncertainty: President Spilka expressed concern about potential federal budget cuts, particularly in Medicaid funding ($13-16 billion) and education funding ($3-5 billion). She announced a Senate Response Initiative to protect Massachusetts residents from federal cuts.
- Future Priorities include, planned ban on cell phones in schools before the next school year, Municipal Empowerment Act, permanent extension of hybrid public meetings

Representative Linsky highlighted local earmarks for Natick in the budget, including:

- $50,000 for Natick Public Schools programming support
- $30,000 for the Natick Veterans Oral History Project
- $25,000 for the Natick Service Council Food Pantry
- $25,000 for the Place to Turn Food Pantry
- $50,000 for Honeywell and Murphy Fields
- Over $14.5 million in Chapter 70 funds
- $75,000 for improvements at the West Natick commuter rail station

Representative Linsky also acknowledged the challenges of public service, referencing the recent murder of Minnesota House Speaker Emerita Melissa Hortman, and thanked those who participate in town government.

The following questions were asked and answered by the Delegation:

- Question: Ms. Brunell asked about the possibility of setting up a fund similar to the circuit breaker for transportation reimbursement for homeless or vocational students.

  Answer: Senate President Karen Spilka explained that the circuit breaker is funded through the general fund and is not a separate fund. The process involves an allocation based on the previous year's expenditure.

- Question: Ms. Wollschlager inquired about the Commonwealth's steps to ensure the completion of the Route 27 project and the certainty of funding.

  Answer: Both Spilka and Linsky confirmed that the funding is already allocated, and the money is here. They assured no expected interruptions, noting that the Highway Department has emphasized its commitment.

- Question: Ms. Brunell questioned the provision for mental health support in schools, especially considering potential federal funding cuts.

  Answer: Representative Linsky underscored the priority both legislators give to mental health support in schools and affirmed their commitment to securing necessary state funding. Spilka mentioned that Natick schools would receive $100,000 from mental health support funds.

- Question: Mr. Evans asked about policies to encourage developers not to build oversized homes on properties being torn down.

  Answer: Senate President Spilka noted the challenge with the current market dynamics and expressed willingness to explore ways to address zoning laws to facilitate more affordable housing options.

- Question: Ms. Brunell asked if there would be any future legislature aligning MSBA funding with state climate goals.

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Answer: Both legislators were unaware of specific bills regarding this but acknowledged that it is an important area to consider and investigate.

- Question: Ms. Brunell inquired about the status of vaccine legislation.

  Answer: Representative Linsky mentioned co-sponsoring on the pro-vaccine side and expressed belief in the science, emphasizing ongoing debates around vaccine policy.

- Question: Ms. Brunell asked about transit funding following adjustments within fair share legislation.

  Answer: Mention was made by both legislators of a significant investment, especially $73 million going to the Regional Transit Authorities like MetroWest, enhancing access and service.

- Question: Ms. Wolschlager brought up concerns regarding immigrant families' safety, noting how even some aides guarantee guardianship for children of potentially detained parents.

  Answer: Both Spilka and Linsky lamented the situation, highlighted increased funding for legal aid, and urged federal legislative action for comprehensive immigration reform as essential.

- Question: Ms. Coughlin brought forward that the tax on alcohol has lost significant value since 1980 due to inflation and posed the possibility of reconsidering the excise tax rate.

  Answer: Representative Linsky recognized that this hasn't been a focal point due to unpopular views on tax increases but stated they could consider exploring this avenue if revenue requirements become pronounced.

APPOINTMENTS

A. Board of Registrars Interviews for 1 - 3 year term expiring March 31, 2028

Michael Avitzur introduced himself as a 16-year resident of Natick from Precinct 9. He has served on various town committees, including the Town Governance Study Committee, and was briefly a Town Meeting member. As a longtime member of the Natick Democratic Town Committee, he expressed interest in upholding election integrity, improving public trust, and ensuring transparency in the process.

Debi Shaw has lived in Natick for 7 years and is originally from the Midwest. She is retired and currently serves on the Council on Aging. She served as a registrar for the past year and has worked at the polls and in the office processing ballots. She expressed interest in continuing as a registrar to ensure proper election procedures.

Ms. Coughlin explained that the Board of Registrars consists of the Town Clerk and three members appointed by the Select Board, with requirements for political party balance.

The Select Board voted via paper ballet:

Ms. Coughlin - Michael Avitzur

Ms. Wollschlager - Michael Avitzur

Ms. Pope - Debi Shaw

Mr. Evans - Michael Avitzur

Mr. Sidney - Michael Avitzur

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B. Affordable Housing Trust Fund Board Interviews for 5 - 2-year terms Expiring June 30, 2027

Reginald Leese (current member) discussed the challenges of developing and maintaining affordable housing in Natick and the need to expand awareness of the Trust's goals and achievements.

Glenn Kramer (current member) emphasized the challenges of expensive real estate in Natick and the rare opportunity presented by 5 Auburn Street. He noted the importance of preserving existing affordable units and developing knowledge of housing programs at the local, state, and federal levels.

Susan Crossley (current member) expressed concern about maintaining properties people already have in Natick, ensuring that residents can stay in their homes and not face eviction due to rising rents.

Ganesh Ramachandran (current Chair) identified four challenges: limited funding sources, disinformation about affordable housing, the high cost of building affordable housing (about $650,000 per unit at 5 Auburn Street), and lack of available land. He emphasized the importance of zoning changes to create more housing.

Caitlin Hughes (new applicant) is a 2-year resident of Natick who purchased her condo through the 40B program. She has board experience with the Young Professionals Board with Rodman for Kids and offered her perspective as someone who achieved homeownership through affordable housing programs.

Randy Johnson (current member) emphasized the Trust's work to facilitate the creation of more affordable housing units and noted the Auburn Street project as an example of their success.

Patrick Duggan (new applicant) has been a Natick resident for 7 years with two children at Lilja Elementary School. He brings professional experience in affordable housing as the head of marketing and communications for a firm that invests in and builds affordable housing. He also shared his personal understanding of financial struggle.

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The Select Board voted via paper ballet:

Ms. Coughlin - Reginald Leese, Susan Crossley, Ganesh Ramachandran, Randy Johnson, Glenn Kramer

Ms. Wollschlager - Reginald Leese, Susan Crossley, Ganesh Ramachandran, Randy Johnson, Glenn Kramer

Ms. Pope - Reginald Leese, Susan Crossley, Ganesh Ramachandran, Glenn Kramer, Patrick Duggan

Mr. Evans - Reginald Leese, Susan Crossley, Ganesh Ramachandran, Glenn Kramer, Patrick Duggan

Mr. Sidney - Reginald Leese, Susan Crossley, Ganesh Ramachandran, Caitlin Hughes, Patrick Duggan

The Select Board appointed Reginald Leese (5 votes), Glenn Kramer (4 votes), Susan Crossley (5 votes), Ganesh Ramachandran (5 votes), and Patrick Duggan (3 votes).

Ms. Coughlin noted that the interviews for the Morse Leonard Grants Panel and Net Zero Natick Committee would be postponed to July 9, 2025.

DISCUSSION AND DECISION

A. Critical Success Factors to Guide Town Staff Initiatives

Communications Director Jay Poropatich presented the Critical Success Factors, explaining they are guiding principles that shape how the town achieves its vision.

Public Comment:

Brinley Vickers: Commended the board for including proactive environmental sustainability in the factors, noting it often gets overlooked.

Moved by Mr. Sidney, seconded by Ms. Pope, to adopt the Critical Success Factors document revised April 24, 2025. Approved 5-0-0.

B. Communications Calendar: To Observe Select Days/Months

Communications Director Jay Poropatich presented a draft communications calendar listing holidays and observances that the town would recognize throughout the year. The calendar includes 36 observances: 11 federal holidays, 23 cultural holidays/events, and 2 miscellaneous observances.

The Board suggested adding:

- Natick's local election day in March
- Hanukkah in December

Ms. Pope also raised the question of whether Columbus Day should be renamed Indigenous Peoples Day. Ms. Coughlin noted this would require a separate agenda item and formal board discussion. Mr. Erickson noted that the name Columbus Day is still the official federal and state designation.

Mr. Poropatich will incorporate feedback from the Board.

No vote was taken.

C. Johnson Survey Report: Decision Criteria

Communications Director Jay Poropatich presented results from a Flash Vote survey on decision criteria for the Johnson School property. Key findings included:

- 72% of respondents prioritized preserving open space, parks, and fields
- 57% prioritized minimizing impact to the neighborhood
- 48% preferred using existing funds rather than seeking additional funding
- The overall rating for the process was 2.79 out of 5 (moderately confident)

He noted that 681 people responded to the survey, with 580 being pre-registered panel members. The member panel is considered less biased than the other respondents who joined specifically for this survey.

Mr. Sidney mentioned concerns about a subset of residents explicitly choosing not to engage with the town's information channels regarding the Johnson project. Board members acknowledged this challenge but emphasized the importance of continuing transparent communication throughout the process.

D. Johnson Walking Report

Communications Director Jay Poropatich reported on the June 21st site walking meeting at the Johnson property, which attracted approximately 60 attendees. The meeting was well received with a score of 4.75 out of 5 from participants.

Key themes from residents included:

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- Questions about building access and eligible uses
- Desire for transparency about costs of various options
- Interest in protecting open space and nature
- Emotional connections to the property as the last walking school to close

Staff reports focused more on procedure, structure, feasibility, and timelines. The variance report noted that residents emphasized emotional connections, trust issues, and desire for control, while staff emphasized process and feasibility.

Board members who attended shared their impressions:

- Mr. Evans noted the experience reinforced the need to preserve the property as a community resource and collaborate closely with residents
- Ms. Wolschlager was surprised by how small the 7-acre property felt, how close neighboring houses were, and the extent of the wooded area
- Mr. Sidney, as both a Johnson parent and neighbor, recused himself from the walking tour to avoid being a distraction but emphasized his familiarity with and appreciation for the property

The next public meeting on Johnson would be held July 23rd with a quarterly report and public speak opportunity.

E. Select Board Norms

The Select Board Norms document. The norms guide board behavior and inform both the board and public about expectations. The document includes an introduction, responsibilities, and ten specific norms.

Key norms highlighted included:

- Once the board makes a decision, all members support that decision publicly
- Treating each other, staff, and the public with respect and courtesy at all times
- Proper handling of emails sent to individual board members

Moved by Mr. Sidney, seconded by Ms. Wollschlager, to adopt the Select Board Norms as attached to the agenda. Approved 5-0-0.

F. One South Main Sidewalk Easement Agreement

Mr. Erickson explained that about five years ago, the Select Board entered into an agreement with the owner of 1 South Main to complete sidewalk work in exchange for an easement. With the project now under construction, it would be more efficient for the developer to complete all the sidewalk work rather than having the town do a portion. Instead of the town performing the work, the proposal would give the developer a credit on town fees equivalent to the sidewalk costs, while the town would still receive the easement.

Moved by Ms. Pope, seconded by Mr. Sidney, to approve the updated agreement for 1 South Main. Approved 5-0-0.

Moved by Mr. Sidney, seconded by Mr. Evans, to approve a request to occupy a public way for the sidewalk replacement. Approved 5-0-0.

G. Hearing: Gatsby's Chop House LLC's S.12 All Alcohol License - License not in use

The Chair announced that the license holder and attorney were unavailable for the meeting, so the hearing would be opened and continued until July 23, 2025.

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CONSENT AGENDA

A. Approve Common Request: Natick Health Department to Host the Annual Health and Wellness Fair on Saturday, July 19, 2025, from 8:00AM-2:00PM, in conjunction with the Natick Farmers Market

B. Approve Letter Designating Morgan Griffiths as Natick's Representative to the MWRTA Advisory Board

C. Vote to Declare Surplus Police Equipment

D. Approve Request to Bag Parking Meters for Natick Nights

> Moved by Ms. Pope, seconded by Mr. Sidney, to approve the consent agenda. Approved 5-0-0.

TOWN ADMINISTRATOR UPDATES

Town Administrator Erickson provided updates on:

- The establishment of cooling shelters during the recent heat wave
- New Town Hall hours beginning the following Monday, with automatic door locking systems being implemented
- The retirement of Deputy Town Administrator for Finance John Townsend in September and active recruitment for his replacement

SELECT BOARD UPDATES

None

ADJOURNMENT

Moved by Ms. Wolschlager, seconded by Mr. Sidney, to adjourn. Approved 5-0-0.

The meeting adjourned at 9:08 PM.

_____

Kristen L. Pope, Clerk

A list of all documents used at this Select Board meeting are available at:

https://www.natickma.gov/2229/Agendas

Approved:

DRAFT

DATE: October 15, 2025
ITEM TYPE: Recommendation
MEETING BODY: Select Board

ITEM B

Approve Natick Center Cultural District's request for 2-hour free parking from November 28, 2025 - January 2, 2026

ITEM SUMMARY:

BACKGROUND INFORMATION:

RECOMMENDATION:

ATTACHMENTS:

2025 Holiday Parking Letter.pdf

Natick Center Cultural District
8 Court Street
Natick, MA 01760

October 1, 2025

Natick Select Board
Natick Town Hall
13 E. Central St.
Natick, MA 01760

Re: Request for approval for "Free Two-Hour Parking" from Nov. 28, 2025 - Jan. 2, 2026

Dear Natick Select Board,

On behalf of the Natick Center Cultural District, we are requesting approval to cover the Natick Center parking meters with "Free Two-Hour Parking," from Friday, November 28, 2025, through Friday, January 2, 2022. Small Business Saturday takes place on Saturday, November 29, 2025, and Friday, January 2nd is the last Friday following the New Year.

Each year the 2-Hour Holiday Parking encourages retail activity during the holiday season with many shoppers taking advantage of the "Shop Local" mindset and this 2-Hour Free parking downtown helps support our business community.

There will be signage on the parking bags that parking in a Free 2-Hour parking spot longer than 2 hours without a pass, other than a Council on Aging, will result in a ticket.

Lt. Lauzon has been contacted and approved these dates for the 2-Hour Holiday Parking should the Select Board approve this request.

Thank you for your consideration and for your support of the Natick Center Cultural District's initiatives.

Sincerely,

Heather Rockwood
Executive Director
Natick Center Cultural District
executivedirector@natickcenter.org

DATE: October 15, 2025
ITEM TYPE: Recommendation
MEETING BODY: Select Board

ITEM C

Approve Massachusetts Bay Transportaion Authority's Request to Occupy a Public Way 11/1-2/25 and 11/8-9/25 for Shuttle Services

ITEM SUMMARY:

BACKGROUND INFORMATION:

RECOMMENDATION:

ATTACHMENTS:

Request from the MBTA.pdf

Re: Commuter Rail Outages 11/1-2 and 11/8-9 and Request for Parking for Shuttle Stops

James Errickson <jerrickson@natickma.org> Mon, Oct 6, 2025 at 12:35 PM
To: "Taylor, Elizabeth" <ETaylor2@mbta.com>, Billy Walsh <bwalsh@natickma.org>
Cc: Brian Lauzon <lauzon@natickpolice.com>, Jon Marshall <jmarshall@natickma.org>, Scott Lacerra <lacerra@natickpolice.com>, Jay Poropatich <jporopatich@natickma.org>, Morgan Griffiths <mgriffiths@natickma.org>, "Savino, John" <JSavino@mbta.com>, "Snyder, William" <WSnyder@mbta.com>, "Anhwere-James, Alexander" <AAnhwereJames@mbta.com>

Hi Liz,

Thank you for sending this over in advance of the need. We will review this request internally (note, it may require SB approval) and will be in touch with any questions and/or comments.

Thank you!
Jamie

JAMES ERRICKSON
Town Administrator

jerrickson@natickma.org
(508) 647-6404 (office)

13 East Central St. ◆ Natick, MA ◆ 01760
Stay connected, Natick! www.natickma.gov

---------- Forwarded message ---------
From: **Taylor, Elizabeth** <ETaylor2@mbta.com>
Date: Fri, Oct 3, 2025 at 1:24 PM
Subject: Commuter Rail Outages 11/1-2 and 11/8-9 and Request for Parking for Shuttle Stops
To: Brian Lauzon <lauzon@natickpolice.com>, Jerrickson - MA Gov <jerrickson@natickma.org>, Jon Marshall <jmarshall@natickma.org>, Scott Lacerra <lacerra@natickpolice.com>, Jay Poropatich <jporopatich@natickma.org>, Morgan Griffiths <mgriffiths@natickma.org>
Cc: Savino, John <JSavino@mbta.com>, Snyder, William <WSnyder@mbta.com>, Anhwere-James, Alexander <AAnhwereJames@mbta.com>

Good afternoon,

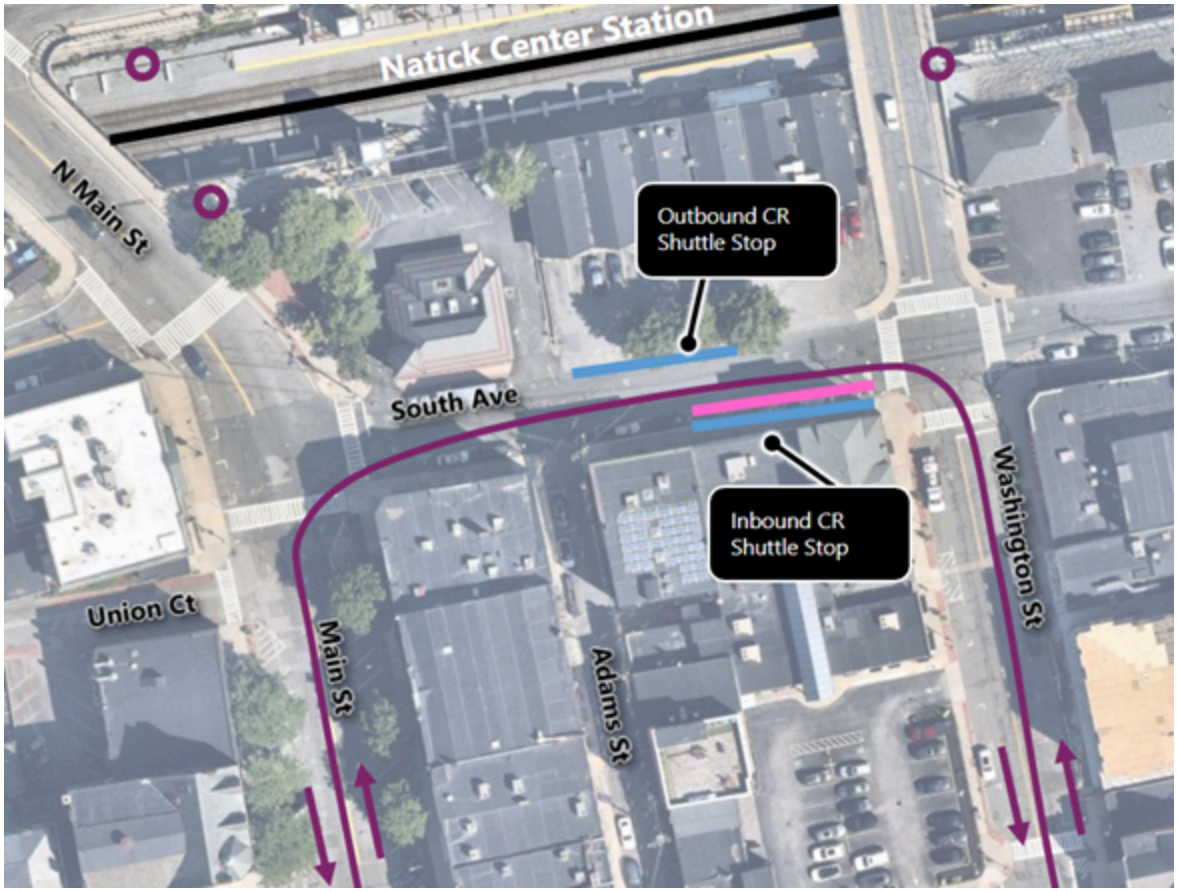
The Framingham/Worcester Line will be out on the weekends of Nov 1-2 and 8-9 for grade crossing improvements on Bishop St between West Natick and Framingham. The shuttle options will be the same as the last time we did this diversion on Jul 26-27:

1. Between Framingham and South Station, express after Wellesley Hills
2. Between Wellesley Hills and South Station, with an additional stop at Riverside
3. Between Framingham and Back Bay, express after Wellesley Hills

4. Between Wellesley Hills and Back Bay, with an additional stop at Riverside

Wellesley Farms and Lansdowne will not be served. The bus/train timetable for those weekends will be posted to our Alerts web page closer to the diversion.

We will again need **four (4) parking spaces at 11-13 South Ave** for Natick Center. Will the Town of Natick be able to post No Parking signs there for Nov 1-2 and 8-9?



Please let us know if you have any questions or concerns.

Thank you!

Liz

Elizabeth Taylor, Program Coordinator

Operations Planning, Scheduling & Strategy

Massachusetts Bay Transportation Authority (MBTA)

Mobile: 857-327-3857

Email: etaylor2@mbta.com

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DATE: October 15, 2025
ITEM TYPE: Recommendation
MEETING BODY: Select Board

ITEM D

Approve Blisspoint Meadery's application for a Farmers Market permit

ITEM SUMMARY:

BACKGROUND INFORMATION:

RECOMMENDATION:

ATTACHMENTS:

MDAR Ag Event Certificate Package - Natick Winter Farmers Market - 2025.pdf

THE COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF ENERGY AND ENVIRONMENTAL AFFAIRS

Department of Agricultural Resources
100 Cambridge Street, 9th Floor, Boston, MA 02114
www.mass.gov/agr

MASSACHUSETTS DEPARTMENT OF AGRICULTURAL RESOURCES

Maura T. Healey, GOVERNOR | Kimberley Driscoll, LIEUTENANT | Rebecca L. Tepper, SECRETARY | Ashley E. Randle, COMMISSIONER

9/16/2025

Jeff Venuti
Blisspoint Meadery
1 Fox Run Rd
Bedford, Bedford 01730

Dear Jeff Venuti,

Please be advised that your application for certification of the Natick Farmers Market occurring Saturdays 9/20/2025 through 9/19/2026 between the hours of 9:00:00 AM to 1:00:00 PM as an agricultural event pursuant to M.G.L.c. Section 15F has been approved.

Please remember that, upon certification of an agricultural event by MDAR, the farm-winery, farm-brewery, pub-brewery or farm-distillery must submit a copy of the approved application to the local licensing authority along with the application for obtaining a special license from the city or town in which the event will be held. Upon issuance of a special license, the winery should confirm that a copy of the special license was sent by the local licensing authority to the Alcoholic Beverages Control Commission (ABCC) at least seven (7) days prior to the event.



Ashley E. Randle, Commissioner