



TOWN OF NATICK – Zoning Board of Appeals Meeting Agenda

Monday, January 12, 2026, at 6:30 pm

Agenda dated November 26, 2025, updated December 23, 2025

In-person Meeting Information

In-person Information

- Edward H. Dlott (Select Board) Meeting Room located on the 2nd floor of the Natick Town Hall, 13 East Central Street, Natick, MA 01760

I. Public Speak

Any individual may raise an issue that is not included on the agenda, and it will be taken under advisement by the Board. There will be no opportunity for debate during this portion of the meeting. This section of the agenda is limited to 15 minutes, and any individual addressing the Board during this section of the agenda shall be limited to 5 minutes.

II. Public Hearings (Legal notices are published in the MetroWest Daily Newspaper)

1. **12 Hemlock Drive (Assessor Map 31, Lot 81)**

- Applicant: Bruce N & Eva M Willens
- Application: A request for a Variance (dimensional side yard setback) for the construction of an addition on the west-side of the existing One-Family Dwelling on a pre-existing non-conforming lot
- Project Number: ZB-25-54
- Advertised in MetroWest Daily News: November 10, 2025, and November 17, 2025
- Opening Public Hearing: November 24, 2025
- Continued Public Hearing: January 12, 2026
- Project information can be viewed on OpenGov at <https://natickma.portal.opengov.com/records/222682>

2. **5 Bradford Road (Assessor Map 13, Lot 108)**

- Applicant: 5 Bradford Rd LLC
- Application: A request for a Section 6 Finding for the demolition of a One-Family Dwelling and the construction of a new One-Family Dwelling on pre-existing non-conforming lot
- Project Number: ZB-25-55
- Advertised in MetroWest Daily News: November 10, 2025, and November 17, 2025
- Opening Public Hearing: November 24, 2025
- Continued Public Hearing: January 12, 2026
- Project information can be viewed on OpenGov at <https://natickma.portal.opengov.com/records/222854>

3. **4 Richard Road (Assessor Map 13, Lot 104)**

- Applicant: Mark Cahill
- Application: A request for a Section 6 Finding for the demolition of an existing One-Family Dwelling and construction of a new One-Family Dwelling on a pre-existing non-conforming lot
- Project Number: ZB-25-59
- Advertised in MetroWest Daily News: December 29, 2025, and January 5, 2026
- Opening Public Hearing: January 12, 2026
- Project information can be viewed on OpenGov at <https://natickma.portal.opengov.com/records/224590>

4. **7 Upland Terrace (Assessor Map 21, Lot 7)**
 - Applicant: Lilja Donna Jean/Rony Mendez
 - Application: A request for a Section 6 Finding for a standing teardown of an existing One-Family Dwelling, in addition to the construction of an addition requiring relief for the Front Yard Setback on pre-existing non-conforming lot
 - Project Number: ZB-25-58
 - Advertised in MetroWest Daily News: December 29, 2025; and January 5, 2026
 - Opening Public Hearing: January 12, 2026
 - Project information can be viewed on OpenGov at
5. **236 North Main Street (Assessor Map 18, Lot 88A)**
 - Applicant: Nasser Mazaher
 - Application: A request for a Section 6 Finding and a Variance (Front Setback) for the teardown of an existing One-Family Dwelling and the construction of a new One-Family Dwelling pre-existing non-conforming lot
 - Project Number: ZB-25-56
 - Advertised in MetroWest Daily News: November 10, 2025, and November 17, 2025
 - Opening Public Hearing: January 12, 2026
 - Project information can be viewed on OpenGov at <https://natickma.portal.opengov.com/records/223236>

III. Zoning Board of Appeals Business

- Meeting Minutes: November 24, 2025; October 27, 2025; and September 29, 2025

IV. Adjournment

The meeting will be broadcast and recorded by Natick Pegasus (Government Channel) Posted in accordance with the provisions of Massachusetts General Law (MGL), Chapter 30A, Sections 18 – 25 per David Jackowitz