



TOWN OF NATICK - Planning Board Agenda

Wednesday, January 14, 2026, at 7:00pm

Agenda dated December 23, 2025

Hybrid (In-person and Remote) Meeting Information

In-person Information

- Edward H. Dlott (Select Board) Meeting Room, 2nd Floor, 13 East Central Street, Natick

Remote Participation Information (Zoom)

- Join via browser <https://us06web.zoom.us/j/86797586663>; or
- Telephone +1 929 205 6099 US; +1 301 715 8592 US; +1 253 215 8782 US
- Meeting ID: 867 9758 6663

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. Planning Board Business

- 2026 Planning Board Meeting Calendar

III. Development Review – Public Hearings

(Legal notices are published in the MetroWest Daily Newspaper)

- 5 Lakeshore Road (18-00000052), 208 North Main Street (18-00000055), 212 North Main Street (18-00000056), 214 North Main Street (18-0000056A and 18-0000056B), 218 North Main Street (18-00005859), and 220 North Main Street (18-00000062)
 - Applicant: National Development (the “Applicant”)
 - Application: Applicant has applied for a Special Permit Assisted Living Residence (§III-A.2.A10, §III-I, §VI-DD) and Site Plan Review (§III-A.5, §IV.B, §V-D, §V-H, §V-I, §V-E, §VI-DD) per the Natick Zoning Bylaws
 - Project Number: PB-25-18
 - Advertised in MetroWest Daily News: November 18, 2025, and November 25, 2025
 - Opening Public Hearing: December 3, 2025
 - Continued Public Hearing(s): January 14, 2026
 - Project information can be viewed on OpenGov at <https://natickma.portal.opengov.com/records/218498>
- Updated Legal Notice/Public Hearing Notice for 5 Lakeshore Road (18-00000052), 208 North Main Street (18-00000055), 212 North Main Street (18-00000056), 214 North Main Street (18-0000056A and 18-0000056B), 218 North Main Street (18-00005859), and 220 North Main Street (18-00000062)
 - Applicant: National Development (the “Applicant”)
 - Application: Updated Application for Special Permit Assisted Living Residence (§III-A.2.A10, §III-I, §VI-DD) and Site Plan Review (§III-A.5, §IV.B, §V-D, §V-H, §V-I, §V-E, §VI-DD)
 - Project Number: PB-25-18
 - Advertised in MetroWest Daily News: December 29, 2025, and January 5, 2026
 - Opening Public Hearing: January 14, 2026
 - Project information can be viewed on OpenGov at <https://natickma.portal.opengov.com/records/218498>

- Frontages of 52 Everett Street (72-00000037), 56 Everett Street (72-00000038), 66 Everett Street (72-0000039A), 70 Everett Street 72-000039BB
 - Applicant: Trask Development (the “Applicant”)
 - Application: Scenic Road Modification (Massachusetts General Law (MGL) c. 40, §15C and Public Shade Trees (MGL c. 87)
 - Project Summary: Installation of a public sidewalk along Everett Street and removal of trees for the installation of said public sidewalk
 - Project Number: PB-25-19
 - Advertised in MetroWest Daily News: November 18, 2025, and November 25, 2025
 - Opening Public Hearing: January 14, 2026
 - Project information can be viewed on OpenGov at <https://natickma.portal.opengov.com/records/224294>
- 52 Everett Street (Assessor Map 72, Lot 37)
 - Applicant: Trask, Inc (the “Applicant”)
 - Application: Applicant has applied for a Special Permit for Open Space Residential Development (§III-A.2.A.7, §III-F, and §VI-DD) and Site Plan Review (§VI-DD) per the Natick Zoning Bylaws
 - Project Number: PB-25-14
 - Advertised in MetroWest Daily News: July 14, 2025, and July 21, 2025
 - Opening Public Hearing: July 30, 2025
 - Continued Public Hearing: August 27, 2025; September 10, 2025; September 25, 2025; October 23, 2025; November 5, 2025; November 19, 2025; December 17, 2025; January 14, 2026
 - Project information can be viewed on OpenGov at <https://natickma.portal.opengov.com/records/218044>
- 17 Church Street (Assessor Map 44, Lot 123)
 - Applicant: Allison Breziner (the “Applicant”)
 - Application: Special Permit for a Home Occupation Dog Kennel (Section 200 – Definitions, § III-A.2.B5, and §VI.DD.1 of the Natick Zoning Bylaws)
 - Advertised in MetroWest Daily News: December 29, 2025, and January 5, 2026
 - Opening Public Hearing: January 14, 2026
 - Project information can be viewed on OpenGov at <https://natickma.portal.opengov.com/search>

IV. Planning Board Business

- Planning Board Rules and Regulations Review
- Planning Board Fee Schedule Review
- Planning Board Meeting Minutes
- Any other business identified by members of the Planning Board

V. Adjournment