

TOWN OF NATICK
Planning Board Meeting Agenda
Wednesday, January 18, 2023, at 6:00 pm

Hybrid (In-person and Remote) 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

Remote Participation Information (Zoom)

- Join via browser <https://us06web.zoom.us/j/89321526573>; or
- Telephone +1 929 205 6099 US; +1 301 715 8592 US; +1 253 215 8782 US

Meeting ID: 893 2152 6573

I. 6:00 pm convene in Open Session

Roll call vote to enter executive session

II. 6:00 pm move into Executive Session

1. Pursuant to G.L. c. 30A, section 21: To discuss strategy with respect to litigation, where an open meeting may have a detrimental effect on the litigating position of the public body, and the Chair so declares.

1. Linda Valentin, et al v. Town of Natick, et al, C.A. No. 1:21-CV-10830-PBS

III. 7:00 pm Reconvene in Open Session

IV. 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.

V. Public Hearings – Development Projects

1. **7:00 pm review of Decision: 7 Middlesex Avenue**, application of Soap Dental, PLLC, for Site Plan Review to reuse a portion of an existing structure for a dentist's office
2. **7:00 pm continued public hearing from 12.21.2022: 0 Magnolia**, application of Magnolia Lake Front, LLC (Jared Gillett) for a definitive subdivision plan. The project will include creating two new lots (a total of three buildable lots), the construction of a new roadway, and the installation of associated infrastructure and landscaping
3. **7:00 pm continued public hearing from 12.21.2022: 41-43 Summer Street**, application of Kevin Poulsen for Site Plan Review and Special Permits for Use and Aquifer Protection District (APD)
4. **7:00 pm continued public hearing from 01.04.2023: 50 Pleasant Street**, application of Linda Valentin for Site Plan Review, Special Permit for Historic Preservation (Section III-J of the Natick Zoning Bylaws), Special Permit for Aquifer Protection District (APD), Scenic Roadway Modification. The project will include the redevelopment of existing historic structures for the creation of five residential units, in addition to associated site improvements.
5. **7:00 pm opening public hearing for 1 Superior Drive**, application of Superior Drive Hotel Owner, LLC, c/o XSS LLC for modification of the overall site plan and to previously approved decisions PB-12-17; PB-14-17; PB-18-27; PB-17-19. The project proposes to construct an addition to the existing hotel, along with associated site improvements.

VI. Annual (Spring) Town Meeting

1. Residential Cluster Development
2. Use Regulation Table
3. General/Technical Housekeeping
4. Other: Potential Zoning Articles

VII. Planning Board Business

- Meeting Minutes

VIII. Adjournment

The meeting will be broadcast and recorded by Natick Pegasus (Government Channel)

POSTED IN ACCORDANCE WITH THE PROVISIONS OF M.G.L. CHAPTER 30A, SECTIONS 18 – 25,
and held remotely for the public in accordance with

Commonwealth of Massachusetts Actions Suspending Certain Provisions of the Open Meeting Law M.G.L c. 30A, §20
per Andrew Meyer, Chair