

Natick Town Hall
13 East Central Street
Natick, MA 01760

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Due to the on-going State of Emergency, this meeting will be conducted by remote participation. Attendance will only be through the process described below.

Zoom Meeting – Remote Participation

Monday, February 22, 2021

To Join the meeting:

6:30 pm

- If you have access to a computer, go to

ZOOM MEETING LINK:

<https://us02web.zoom.us/j/89020402768>

- Use your computer's audio (speakers & microphone) or phone (instructions on screen)
 - If unable to use a computer, call in to any one of the following numbers
 - +1 929 205 6099 US
 - +1 301 715 8592 US
 - +1 253 215 8782 US
 - If prompted, Enter Meeting ID 890 204 027 68
- Alternatively, you may watch the meeting on the Pegasus channel and submit comments by email during the meeting to the following address: lmichalski@natickma.org

For detailed instructions refer to For detailed instructions refer to <https://www.natickma.gov/1701/Remote-Meeting-Instructions>

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ZONING BOARD OF APPEALS AGENDA - REVISED

MONDAY, FEBRUARY 22, 2021

6:30PM

Public Hearings:

6:30PM

Public Comment / Citizen Concerns:

A period of time at the beginning of every Zoning Board of Appeals public meeting for those who wish to voice an opinion or concern to the Zoning Board of Appeals on any issue not on the agenda.

New Public Hearings:

Case #2021-004– 8 Elm Street -- Charles River Homes, LLC of Natick, MA

The petitioner is requesting a Finding per Chapter 40A, Section 6 of the Massachusetts Zoning Act and Section IV-B and V-A.2 of the Natick Zoning Bylaws in order to construct and addition on the pre-existing, non-conforming lot, as shown on the plans submitted.

Case #2021-005– 53 Beacon Street-- Cahill Corp. of Natick, MA

The petitioner is requesting a Finding per Chapter 40A, Section 6 of the Massachusetts Zoning Act and Section IV-B and V-A.2 of the Natick Zoning Bylaws in order to demolish the existing single family dwelling and construct a new single family dwelling on the pre-existing, non-conforming lot, as shown on the plans submitted.

Case #2021-006– 321 Speen Street-- Elson Cloverleaf Limited Partnership of Cambridge, MA

The petitioner is requesting a Modification of the existing ZBA decision (Case #2006-024). The decision allowed the 38,000 sqft basement of the Cloverleaf Mall to be used as "a self-storage facility or as a commercial records or property storage facility". The applicant is requesting that the decision be modified to approve the extension of those storage uses to include approximately 45,000 sqft of the ground floor immediately above the basement.

Case #2021-007– 23 Evergreen Road-- Brian Salerno of Natick, MA

The petitioner is requesting a Finding per Chapter 40A, Section 6 of the Massachusetts Zoning Act and Section IV-B and V-A.2 of the Natick Zoning Bylaws in order to demolish the existing single family dwelling and construct a new single family dwelling on the pre-existing, non-conforming lot, as shown on the plans submitted. The proposed home will be on the existing foundation.

Case #2021-008– 22 Virginia Road-- Silva Development of Mendon, MA

The petitioner is requesting a Finding per Chapter 40A, Section 6 of the Massachusetts Zoning Act and Section IV-B and V-A.2 of the Natick Zoning Bylaws in order to construct a second story addition which will expand the footprint of the existing dwelling on the pre-existing, non-conforming lot, as shown on the plans submitted.

Case #2021-009– 1 South Main Street-- One South Main Street, LLC of Cambridge, MA WITHDRAWN

The petitioner is requesting a Modification of the existing ZBA decision (Case #2020-027) in order to construct a new building having street level retail and a partial second level with retail, as shown on the plans submitted.

Other Business:

1. Approve the minutes from past meetings.

Upcoming Meetings
Monday, March 22, 2021
Monday, April 26, 2021

*The Zoning Board of Appeals reserves the right to consider agenda items out of order.
Any times that are listed on the agenda are estimates provided for informational purposes only.*