



TOWN OF NATICK – Zoning Board of Appeals Meeting Agenda
Monday, February 23, 2026, at 6:30 pm – CANCELLED due to winter storm
Agenda dated January 13, 2026, updated February 4, 2026, February 23, 2026

The February 23, 2026, Zoning Board of Appeals Meeting has been cancelled due to the winter storm. Public hearings scheduled for the February 23, 2026, Zoning Board of Appeals meeting will be rescheduled and posted on a new agenda at a later date (date of rescheduled is pending and a new agenda will be posted)

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; February 23, 2026
- Project information can be viewed on OpenGov at <https://natickma.portal.opengov.com/records/222682>

2. 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
- Continued Public Hearing: February 23, 2026
- Project information can be viewed on OpenGov at <https://natickma.portal.opengov.com/records/223236>

3. 21 Prescott Avenue (Assessor Map 48, Lot 22)

- Applicant: Ari Lage
- 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, which further requires dimensional Variances for lot coverage and rear yard setback
- Project Number: ZB-26-01
- Advertised in MetroWest Daily News: February 9, 2026; and February 16, 2026
- Opening Public Hearing: February 23, 2026
- Project information can be viewed on OpenGov at <https://natickma.portal.opengov.com/records/225392>

4. 0 Preble Street End (Map 51, Lot 48)

- Applicant: 1 Preble SRED LLC/Jeremy Stivaletta
- 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-26-02
- Advertised in MetroWest Daily News: February 9, 2026; and February 16, 2026
- Opening Public Hearing: February 23, 2026
- Project information can be viewed on OpenGov at <https://natickma.portal.opengov.com/records/225680>

5. 9 Lotus Path (Map 12, Lot 90B)

- Applicant: Jennifer & Ryan Flachbart
- Application: A request for a Section 6 Finding for the construction of three additions on a pre-existing non-conforming lot, which further requires dimensional Variances for side yard setback (west) and rear yard setback
- Project Number: ZB-26-03
- Advertised in MetroWest Daily News: February 9, 2026; and February 16, 2026
- Opening Public Hearing: February 23, 2026
- Project information can be viewed on OpenGov at <https://natickma.portal.opengov.com/records/225630>

6. 8 Vernon Road (Map 32, Lot 88)

- Applicant: MTMB Properties LLC/George Richards, Esq.
- 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-26-04
- Advertised in MetroWest Daily News: February 9, 2026; and February 16, 2026
- Opening Public Hearing: February 23, 2026
- Project information can be viewed on OpenGov at <https://natickma.portal.opengov.com/records/225864>

7. 150 Woodland Street (Map 53, Lot 22)

- Applicant: Silva Development LLC
- 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-26-05
- Advertised in MetroWest Daily News: February 9, 2026; and February 16, 2026
- Opening Public Hearing: February 23, 2026
- Project information can be viewed on OpenGov at <https://natickma.portal.opengov.com/records/225711>

III. Zoning Board of Appeals Business

- Meeting Minutes: January 12, 2026; 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