



**TOWN OF NATICK  
MEETING NOTICE**

POSTED IN ACCORDANCE WITH THE PROVISIONS OF M.G.L. CHAPTER 30A, SECTIONS 18 – 25  
Per Teresa Evans, Chair

**NATICK PLANNING BOARD**

**Zoom Meeting – Remote Participation**

**Wednesday, March 3, 2021**

**To Join the meeting:**

**7:00 pm**

- If you have access to a computer, go to <https://us02web.zoom.us/j/85006553124>
- 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 850 0655 3124

Alternatively, you may watch the meeting on the Pegasus channel and submit comments by email during the meeting to the following address: [planning@natickma.org](mailto:planning@natickma.org)

**AMENDED 3-1-21**

**AGENDA**

**Open Session @ 7:00 PM: Call to Order**

**Executive Session @ 7:05 PM:** Roll call vote to enter into executive session

NOTE: This portion of the meeting is not open to the public.

Executive Session pursuant to G.L. c. 30A, § 21(a)(3) to discuss strategy and obtain advice of counsel with respect to litigation entitled Valentin v. Town of Natick Planning Board, 21 MISC 000004, insofar as an open meeting may have a detrimental effect on the Planning Board's litigating position.

**Reconvene Open Session @ 7:45 PM**

**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. Any individual addressing the Board during this section of the agenda shall be limited to five minutes.

**Project Updates/Information/Signage**

**1. Charles River Dam Update: Bill McDowell, Town Engineer**

**Public Hearings**

**2. Site Plan Review, Special Permit and APD Special Permit: One South Main Street LLC/One South Main Street (cont. from February 17):** The project consists of the construction of a one floor 5,342 sq. ft. retail structure, as well as other site improvements. *Review and vote decisions*

**3. 2021 Spring Annual Town Meeting Zoning Article (Public Hearings at 7:30 PM):**

- **Article 24:** To see if the Town will vote to amend the Town of Natick Zoning Bylaws by modifying Section V-H (Signs and Advertising Devices) and the dimensional requirements therein. Or otherwise act thereon.
- **Article 25:** To see if the Town will vote to amend the Town of Natick Zoning Bylaws by modifying Section 200 (Definitions), Section IV (Intensity Regulations), and any other sections relevant to the regulation of Corner Lots and setbacks. Or otherwise act thereon.

**4. 2021 Spring Annual Town Meeting Zoning Article (Cont. from Feb. 17):**

- **Article 26: Marijuana Bylaw Amendment:** To see if the Town will vote to amend the Town of Natick Zoning Bylaws to add new Adult-Use Marijuana Establishment uses in Section III-K.2: Adult Use Marijuana Establishments and remove the expired moratorium sections from Section III-K: Marijuana Establishments, sections A through E.

**Planning Board Business**

5. Discussion: General Updates from Community & Economic Development Staff :
  - Introduce New Development Review Planner Matt Benoit
6. ZBA Cases
7. Minutes

