

Natick Town Hall  
13 East Central Street  
Natick, MA 01760

Tel: (508) 647-6450  
Fax: (508) 647-6444

**Zoom Meeting – Remote Participation**

Monday, May 23, 2022  
6:30 pm

**To Join the meeting:**

- If you have access to a computer, go to

**ZOOM MEETING LINK:**

<https://us02web.zoom.us/j/86850280195>

- 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 868 502 801 95

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](mailto:lmichalski@natickma.org)

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

**REVISED ZONING BOARD OF APPEALS AGENDA**

**MONDAY, MAY 23, 2022**

**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.

**Continued Public Hearings:**

**Case #2022-008– 21 Summer Street — Stonegate 21 Summer Street 2020, LLC of Natick, MA**  
The petitioner is requesting Variances per Sections III-E.3.a, E.3.b.1 and E.3.b.3 of the Natick Zoning Bylaws in order to demolish the existing structure and construct a mixed use building with underground parking on the pre-existing, non-conforming lot, as shown on the plans submitted.

**Voting Members: DJ, JM, ML, GL, RS**

**New Public Hearings:**

**Case #2022-015– 70 Cottage Street — John Francis Grasse, Sr. 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 an open-air covered porch on the pre-existing, non-conforming lot, as shown on the plans submitted.

**Case #2022-016– 39 West Central Street — Thomas Lytle 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 a rear deck on the pre-existing, non-conforming lot, as shown on the plans submitted.

**Case #2022-017– 6 Pamela Court — John Smutko and Gayun Chan of Natick, MA**

The petitioner is requesting a Special Permit in order to construct a Family Suite, as shown on the plans submitted.

**Case #2022-018– 7 Tech Circle — Scott Richardson of Hopkinton, MA**

The petitioner is requesting a Variance in order to construct a 986 square foot addition on the right side of the existing building, as shown on the plans submitted.

**Case #2022-019– 84 Kendall Lane — Jeffrey Cohen of Wayland, 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 two family dwelling on the pre-existing, non-conforming lot, as shown on the plans submitted.

**Case #2022-020– 6 Ash Street — Daniel Bien-Aime of Walpole, MA**

The petitioner is requesting a Modification of the existing ZBA Decision (ZBA Case #2022-011) in order to relocate the proposed single family dwelling to meet septic and Title V requirements on the pre-existing, non-conforming lot, as shown on the plans submitted

**Other Business:**

1. Approve the minutes from past meetings.
2. Online Permitting Software Discussion.
3. Complete ZBA Submittal Document.

Upcoming Meetings

Monday, May 31, 2022 (40B)

Thursday, June 9, 2022 (40B)

Monday, June 20, 2022

Monday, July 11, 2022

RECEIVED  
2022 MAY 18 PM 12:16  
TOWN CLERK-NATICK

*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.*