

## TOWN OF NATICK - Planning Board Meeting Agenda

Wednesday, May 24, 2023, at 7:00 pm

posted May 18, 2023 at 4:30pm

### Hybrid (In-person and Remote) Meeting Information

#### In-person Information

- Edward H. Dlott (Select Board) Meeting Room located on the 2<sup>nd</sup> 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. 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. Approval Not Required

0/15 Upland Road (Assessors Information 15-0000182B and 15-0000182D) (PB-23-10)

#### III. Public Hearings – Development Projects

1. **16 Tech Circle (09-000028A), cont. public hearing from 05.10.2023:** application of Dris Corporation for special permits for three Marijuana Establishment Uses (Delivery Courier, Delivery Operator, and Third Party Marijuana Transporters) per Sections III-K and VI.DD, and site plan review per Section VI.DD of the Natick Zoning Bylaws. The project will include the reuse of an existing commercial space for the operations of the Marijuana Establishments, which include Delivery Courier, Delivery Operator, and Third Party Marijuana Transporters. Project information can be viewed in OpenGov at (<https://natickma.viewpointcloud.com/records/194402>)
2. **89 Union Street (53-0000032), cont. public hearing from 04.26.2023:** application of St Benedict Classical Academy, Inc. for a modification of a previously approved Planning Board decision (PB-2-22) for Site Plan Review (Dover Use Amendment) per Sections III-A.2, IV.B, and VI-DD of the Natick Zoning Bylaw. The project will include an expansion of the previously approved structure for the construction of two additions and associate site improvements.  
(Project information can be viewed in OpenGov at <https://natickma.viewpointcloud.com/records/195490>)
3. 7:00 pm opening public hearing for 1298 Worcester Street (PB-23-09): application of HC Atlantic Development LP, c/o H Cohen Assoc. Inc. the modification of a previously approved Planning Board decision for Site Plan Review per Sections III.A., IV.B, VI-DD, 320-329 of the Natick Zoning Bylaw.  
(Project information can be viewed in OpenGov at <https://natickma.viewpointcloud.com/records/195448>)
4. **50 Pleasant Street (PB-22-26), cont. public hearing from 05.10.2023:** application of Linda Valentin for Site Plan Review, Special Permit for Aquifer Protection District (APD), Scenic Roadway Modification.  
(Project information can be viewed in OpenGov at <https://natickma.viewpointcloud.com/records/191763>)
5. **26 Union Street (44-00000261), 32 Union Street (44-00000260), and 34 Union Street (44-00000259), cont. public hearing from 05.10.2023:** application of 26A Union Street, LLC for modifications to a previously approved Planning Board decision (7-2022) for Site Plan Review (Section VI-DD), Special Permit for Use (Section III-I.2 Independent Senior Living Overlay Option – ISLOOP). The project proposed to increase the footprint and number of units, along modifications to previously approved amenities.  
(Project information can be viewed in OpenGov at <https://natickma.viewpointcloud.com/records/193859>)

#### IV. Planning Board Business

- Meeting Minutes: March 29, 2023 and April 18, 2023
- Annual Issuance of Zoning Map

#### V. 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 Glen B. Glater, Chair*