

TOWN OF NATICK - Planning Board Meeting Agenda

Wednesday, June 21, 2023, at 7:00 pm

Agenda posted on 06.15.2023 @ 6:15pm

Hybrid (In-person and Remote) Meeting Information

In-person Information

- Edward H. Dlott (Select Board) Meeting Room located on the 2nd 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. Public Hearing

Annual Incremental Parking Schedule review for Downtown Mixed-use District

III. Public Hearings – Development Projects

1. **26 Union Street (44-00000261), 32 Union Street (44-00000260), and 34 Union Street (44-00000259), cont. public hearing from 06.07.2023:** 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 Applicant proposes 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>)
2. **1298 Worcester Street (PB-23-09), cont. public hearing from 06.07.2023:** 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. The Applicant propose to divide the existing Christmas Tree Shop (CTS) into two units to allow for a new retail store (Mom's Organic Market) to locate in Sherwood Plaza.
(Project information can be viewed in OpenGov at <https://natickma.viewpointcloud.com/records/195448>)
3. **1350 Worcester Street/3 Dean Road (PB-23-12), cont. public hearing from 06.07.2023:** application of HC Atlantic Development LP, c/o H Cohen Assoc. Inc. for the approval for a Special Permit with Site Plan Review per Section 329.1, VI-DD.2.B.a, and VIDD.2.B.c; Special Permit for increase to FAR in the RC District of the Highway Overlay District regulations per Section 324.2 to allow FAR up to 0.50; determination relative to pursuant to Section 325.322; an Aquifer Protection District (APD) Special Permit per Section III-A.5; and waivers. The project includes the razing of an existing structure and the construction of a new structure.
(Project information can be viewed in OpenGov at <https://natickma.viewpointcloud.com/records/195448>)

IV. Planning Board Business

1. Mathworks request for Working Group
2. Staff update regarding Stones Auto
3. Zoning Bylaw Amendment Discussion for Fall Special Town Meeting
4. CED staff update
5. Meeting Minutes: 05.10.2023

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*