

TOWN OF NATICK - Planning Board Meeting Agenda

Wednesday, July 19, 2023, at 7:00 pm

Updated agenda posted July 19, 2023, at 4:15pm

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 Hearings – Development Projects

1. **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>)

2. **1350 Worcester Street/3 Dean Street (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/196467>)

The Applicant also seeks approval for a Special permit for Use {Section 111.A.2, Line 27A and Section VI-DD); Site Plan Review {Section VI-DD); 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 per Section 324.2 to allow FAR up to 0.50; a determination pursuant to Section 325.322; an Aquifer Protection District {APD) Special Permit per Section 111- A.5; and associated waivers {Sections 324 and 328 per Section 329.2, and Section 325 per Section

329.2 and V-E) from the Natick Zoning Bylaws. The property is located at 1350 Worcester Street/3 Dean Road (MBL: 24-0000089E) within the Industrial-I {1-1} Zoning District and Regional Center (RC) Overlay District.

The project will include the redevelopment of the property for lab use, and associated site improvements.

3. **50 Pleasant Street (PB-22-26), cont. public hearing from 05.24.2023:** 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>)

4. **7:00 PM opening public hearing for 69 and 77 East Central Street (PB-23-14)** Special Permit for Use (Section III.A.2, Lines 4, 12, 22, 27, 27A, 36-38A, 50A) for the creation of a Residential Mixed-use Development per Sections 200, III.EE, V.J, and VI-DD; Site Plan Review (Section IV.B, VI-DD); Special Permit for Aquifer Protection District (APD) Section III-A.5; and Dimensional Review per Section IV-B and V.E of the Natick Zoning Bylaw. The project includes the construction of a new Residential Mixed-use Development, off-street parking, and associated site improvements, which will take place at 69 East Central Street (44-266) and 77 East Central Street (44-267). The project will further include the consolidation of driveways with the property at 85 East Central Street (44-268), in addition to providing excess off-street parking. (Project information can be viewed in OpenGov at <https://natickma.viewpointcloud.com/records/197425>)

IV. Planning Board Business

- Staff update regarding Stones Auto
- Zoning Bylaw Amendment Discussion for Fall Special Town Meeting
- Meeting Minutes
 - a. May 24, 2023
 - b. June 7, 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