

TOWN OF NATICK
Zoning Board of Appeals Meeting Agenda
Monday, July 24, 2023, at 6:30 pm

In-person Meeting Information

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- Edward H. Dlott (Select Board) Meeting Room located on the 2nd floor of the Natick Town Hall, 13 East Central Street, Natick, MA 01760

To view plans under the link provided, select the files tab to the right of the details tab that is selected by default.

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. **6:30pm public hearing for 24 Plain Street, continued from May 22, 2023, and June 26, 2023**, application of George Richards for a Finding per Massachusetts General Law (MGL), Chapter 40A, Section 6 and the Natick Zoning Bylaws, Sections IV-B and V-A.2. The project is for the demolition of the existing structure and construction of two new townhomes on the pre-existing, non-conforming lot, as shown on the plans submitted.

Plans Link: <https://natickma.viewpointcloud.com/locations/65685>

2. **Public hearing for 10 Clifton Road, continued from June 26, 2023, revised** application of Scott Holcomb, for a Finding per Massachusetts General Law (MGL), Chapter 40A, Section 6 and the Natick Zoning Bylaws, Sections IV-B and V-A. The project is for the widening of the existing garage, remodeling existing kitchen and parts of the first floor, and adding a second floor living area made up of a family room, small exercise area, expanded primary suite and laundry room within setbacks on the pre-existing, non-conforming lot, as shown on the plans submitted.

Plans Link: <https://natickma.viewpointcloud.com/locations/61387>

3. **Public Hearing for 31 Stratford Road**, an application of Christopher Cote, a Finding per Massachusetts General Law (MGL), Chapter 40A, Section 6 and Natick Zoning Bylaws, Sections IV-B and V-A. The project is to add 7 x 4 enclosed and conditioned portico to the front of the structure on the pre-existing, non-conforming lot, as shown on the plans submitted.

Plans Link: <https://natickma.viewpointcloud.com/locations/59121>

4. **Public Hearing for 13 Rutledge Road**, application of OA Homes, for a Finding per Massachusetts General Law (MGL), Chapter 40A, Section 6 and the Natick Zoning Bylaws, Sections IV-B and V-A. The project is for the addition of a second floor and ½ story on the third floor of an existing structure on a non-conforming lot, as shown on the plans submitted.

Plans link: <https://natickma.viewpointcloud.com/locations/59964>

5. **Public Hearing for 17 Greenleaf Road**, an application of Marcelo Alves, for a Finding per Massachusetts General Law (MGL), Chapter 40A, Section 6 and the Natick Zoning Bylaws, Sections IV-B and V-A. The project is for the demolition of an existing structure on a non-conforming lot and construction of a single-family house on said lot, as shown on the plans submitted.
Plans Link: <https://natickma.viewpointcloud.com/locations/62612>
6. **Public Hearing for 22 Lodge Road**, an application of Peter Haranas, for a Finding per Massachusetts General Law (MGL), Chapter 40A, Section 6 and the Natick Zoning Bylaws, Sections IV-B and V-A. The project is for the demolition of an existing structure on a non-conforming lot and reconstruction of a single-family house on said lot, as shown on the plans submitted.
Plans Link: <https://natickma.viewpointcloud.com/locations/65490>
7. **Public Hearing for 29 MacArthur Road**, an application of Eliel Souza, for a Finding per Massachusetts General Law (MGL), Chapter 40A, Section 6 and the Natick Zoning Bylaws, Sections IV-B and V-A. The project is for the construction of a back deck and side stairs on a non-conforming lot, as shown on the plans submitted.
Plans Link: <https://natickma.viewpointcloud.com/locations/62371>
8. **Public Hearing for 38 Barnesdale Road**, an application of Joanne Knight, for a VARIANCE per Massachusetts General Law (MGL), Chapter 40A, Section 10 and the Natick Zoning Bylaws, Sections IV-B and V-A. The project is for the construction of a front landing, as shown on the plans submitted.
Plans Link: <https://natickma.viewpointcloud.com/locations/62940>
9. **Public Hearing for 74 Farwell Street**, an application of Dan Brown, for a Finding per Massachusetts General Law (MGL), Chapter 40A, Section 6 and the Natick Zoning Bylaws, Sections IV-B and V-A. The project is for the demolition of an existing single-family dwelling and construction of a new single family with an attached 2 car garage on a non-conforming lot, as shown on the plans submitted.
Plans Link: <https://natickma.viewpointcloud.com/locations/70155>
10. **Public Hearing for 313 N. Main Street**, an application of Ellis J. Coleman, for a Finding per Massachusetts General Law (MGL), Chapter 40A, Section 6 and the Natick Zoning Bylaws, Sections IV-B and V-A. The project is for the demolition of an existing structure on a non-conforming lot and reconstruction of a single-family house on said lot, as shown on the plans submitted.
Plans Link: <https://natickma.viewpointcloud.com/locations/58886>

III. **Zoning Board of Appeals Business**

- Meeting Minutes – May 22, 2023

IV. **Adjournment**

The meeting will be broadcast and recorded by Natick Pegasus (Government Channel)
Posted in accordance with the provisions of *Massachusetts General Law (MGL), Chapter 30A, Sections 18 – 25 per David Jackowitz*