

# TOWN OF NATICK - Planning Board Meeting Agenda

Wednesday, August 2, 2023, at 7:00 pm

Posted July 28, 2023, at 11:25am

## 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. Public Hearings – Development Projects

### 1. **69, 77, 85 East Central Street (PB-23-14), cont. public hearing from 07.19.2023**

- Applicant: 69 East Central Street, LLC
- Applications: 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 (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 (Section IV-B and V.E) of the Natick Zoning Bylaw.
- Project information can be viewed in OpenGov at <https://natickma.viewpointcloud.com/records/197425>

### 2. **7:00 PM opening public hearing for 1350 Worcester Street/3 Dean Road (PB-23-12)**

- Applicant: HC Atlantic Development LP, c/o H Cohen Assoc. Inc.
- Applications: Special permit for Use (Section III.A.2, Line 27A and Section VI-DD); Site Plan Review (Section VI-DD); Special Permit with Site Plan Review (Section 329.1, VI-DD.2.B.a, and VIDD.2.B.c); Special Permit for increase to FAR in the RC District (Section 324.2) to allow FAR up to 0.50; a determination pursuant to Section 325.322; Special Permit Aquifer Protection District (APD) (Section III-A.5); and associated waivers (Sections 324 and 328 per Section 329.2, and Section 325, and V-E) from the Natick Zoning Bylaws.
- Project information can be viewed in OpenGov at <https://natickma.viewpointcloud.com/records/196467>

### 3. **1350 Worcester Street/3 Dean Road (PB-23-12), cont. public hearing from 07.19.2023**

- Applicant: HC Atlantic Development LP, c/o H Cohen Assoc. Inc.
- Applications: Special Permit with Site Plan Review (Sections 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 to allow FAR up to 0.50 (Section 324.2); determination relative to Section 325.322; Special Permit Aquifer Protection District (APD) (Section III-A.5); and waivers.
- Project information can be viewed in OpenGov at <https://natickma.viewpointcloud.com/records/196467>

### 4. **7:00 PM opening public hearing for 84 Rockland Street (PB-23-8)**

- Applicant: Trask Inc.
- Applications: Open Space Residential Development (OSRD) Special Permit (Section III.A.2, III.F, IV.B, V.E, V.J, and VI.DD); and Site Plan Review (Section VI-DD) of the Natick Zoning Bylaw.
- Project information can be viewed in OpenGov at <https://natickma.viewpointcloud.com/records/195974>

**III. Planning Board Business**

1. Zoning Bylaw Amendment Discussion for Fall Special Town Meeting

**IV. 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*