

TOWN OF NATICK - Planning Board Meeting Agenda

Wednesday, August 16, 2023, at 7:00 pm

August 11, 2023 12:10pm

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

50 Pleasant Street (PB-22-26)

- Applicant Linda Valentin
- **7:00 PM Opening Public Hearing**
 - Applications Special Permit for Use (Town House) per section III.J.3. and VI.DD of the Natick Zoning Bylaw with a affordable housing component (Section V.J of the Natick Zoning Bylaw) to be combined with the previously submitted applications for Site Plan Review (Section VI.DD of the Zoning Bylaw), Special Permit for Historic Preservation (Section III-J and VI-DD of the Zoning Bylaw), Special Permit for Aquifer Protection District (APD) (Section III.A.5 and VI.DD of the Zoning Bylaw), Scenic Roadway Modification
- **Continued public hearing from 07.19.2023**
 - Applications Site Plan Review, Special Permit Historic Preservation, Special Permit for Aquifer Protection District (APD), Scenic Roadway Modification.
- Project information can be viewed in OpenGov at <https://natickma.viewpointcloud.com/records/191763>

III. 2023 Fall Annual Town Meeting Warrant

- Zoning Bylaw Amendment for Fall Annual Town Meeting Warrant Articles

IV. Public Hearings – Development Projects (Continued)

1. 69, 77, 85 East Central Street (PB-23-14)

- 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.
- Cont. public hearing from 07.19.2023; 08.02.2023
- Project information can be viewed in OpenGov at <https://natickma.viewpointcloud.com/records/197425>

2. 7:00 PM Opening Public Hearing for 7 Mechanic Street (PB-23-13)

- Applicant 7 Mechanic Street, LLC
- Applications Site Plan Review (Sections III.A.2.32 and .39, IV.A and B., V.D, VI-DD) for a change of use, Special Permit for Use (Section III.A.2.32. Auto body, soldering, or welding shop), Special Permit for Aquifer Protection District (Section III.A.5 and VI.DD) of the Natick Zoning Bylaws
- Project information can be viewed in OpenGov at <https://natickma.viewpointcloud.com/records/197194>

3. 7:00 PM Opening Public Hearing for 29 Burning Tree Road (PB-23-15)

- Applicant Samantha Goldberg
- Application Special Permit for a Customary Home Occupation Dog Kennel (Section 200 – Definitions, Section III.A.2.53B Home Occupation/Customary Home Occupation Dog Kennel, and Section VI-DD) of the Natick Zoning Bylaws
- Project information can be viewed in OpenGov at <https://natickma.viewpointcloud.com/records/197449>

IV. Planning Board Business

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