

**TOWN OF NATICK - Planning Board Meeting Agenda**  
**Wednesday, September 13, 2023, at 7:00 pm**

**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. 50 Pleasant Street (PB-22-26)**

- Applicant Linda Valentin
  - 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), 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
- Project information can be viewed in OpenGov at <https://natickma.viewpointcloud.com/records/191763>

**2. 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
- Cont. public hearing from 08.16.2023; 08.30.2023
- Project information can be viewed in OpenGov at <https://natickma.viewpointcloud.com/records/197449>

**3. 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.
- Cont. public hearing from 08.02.2023; 08.30.2023
- Project information can be viewed in OpenGov at <https://natickma.viewpointcloud.com/records/195974>

**4. 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; 08.16.2023; 08.30.2023
- Project information can be viewed in OpenGov at <https://natickma.viewpointcloud.com/records/197425>

**5. 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
- Cont. public hearing from 08.16.2023; 08.30.2023
- Project information can be viewed in OpenGov at <https://natickma.viewpointcloud.com/records/197194>

### III. Planning Board Business

### 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*