

**TOWN OF NATICK - Planning Board Meeting Agenda**  
**Wednesday, September 27, 2023, at 7:00 pm**  
**Posted September 21, 2023 3:50pm**

**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. 1262-1272 Worcester Road (PB-23-17) – Opening Public Hearing
  - Applicant: Town Fair Tire
  - Application Site Plan Review (Sections III.A.2, IV.B, V.D, IV.DD, and Sections 320-329) and Special Permit Aquifer Protection District (APD) (Section III.A.5) of the Natick Zoning Bylaws
    - Project information can be viewed in OpenGov at <https://natickma.portal.opengov.com/records/198878>

**III. Town Meeting Public Hearings**

1. **Article 18: Amend Zoning Bylaw: Site Plan Review Procedures - Sponsor Planning Board** To see if the Town will vote to amend the Natick Zoning Bylaw by modifications including, but not limited to, § VI-DD Special Permit Procedures and Site Plan Review and Section 200 –Definitions to provide clear, transparent, and efficient permitting review process; or act in any other manner in relation thereto.
2. **Article 19: Amend Zoning Bylaw: Special Permit Procedures - Sponsor Planning Board** To see if the Town will vote to amend the Natick Zoning Bylaw by modifications including, but not limited to, § VI-DD Special Permit Procedures and Site Plan Review and Section 200 –Definitions to provide clear, transparent, and efficient permitting review process; or act in any other manner in relation thereto.
3. **Article 14: Amend Zoning Bylaw: Use Regulation (Footnotes and References) - Sponsor Planning Board** To see if the Town will vote to amend the Natick Zoning Bylaw to incorporate, modify, or delete existing footnotes and references including, but not limited to, amending §III.A. Use Regulations; or act in any other manner in relation thereto.
4. **Article 15: Amend Zoning Bylaw: Use Regulation (Use Section and Category Organization) - Sponsor Planning Board** To see if the Town will vote to amend the Natick Zoning Bylaw by adding, modifying, or deleting use sections, and then reordering the use sections and categories, including, but not limited to amending § III.A.2 Use Regulation Schedule; or act in any other manner in relation thereto
5. **Article 16: Amend Zoning Bylaw: Use Regulation (Zoning Districts) - Sponsor Planning Board** To see if the Town will vote to amend the Natick Zoning Bylaw by relocating and amending use-related language from individual zoning district sections of the Zoning Bylaw to § III.A.2 (Use Regulation Schedule) with affected sections including but not limited to § III-B Highway Mixed Use-I (HM-I) Districts Use Regulations; § III-C Highway Mixed Use-II (HM-II) Districts Use Regulations; § III.D Use Regulations for LC Districts; § III.E Downtown Mixed Use District (DM); § III.EE Center Gateway District; or act in any other manner in relation thereto
6. **Article 17: Amend Zoning Bylaw: Use Regulation (Update Use Categories and Definitions) - Sponsor Planning Board** To see if the Town will vote to amend the Natick Zoning Bylaw by adding, deleting, or modifying definitions, use categories, and permitting requirements by zoning district, including, but not limited to amending Section 200 – Definitions; § III.A.2 Use Regulation Schedule; or act in any other manner in relation thereto.

7. **Article 20: Amend Zoning Map: Highway Mixed Use-I (HM-I) Zoning District - Sponsor Town Administrator** To see if the Town will vote to amend the Natick Zoning Map to rezone parcels of land identified as Assessor's Map 17, Lots 11 and 12 (1053 Worcester St); Map 25, Lot 252B (1071 Worcester St); Map 25, Lot 252A (1085 Worcester St); Map 25, Lot 253A (1093 Worcester St); Map 17, Lot 10 and Map 25, Lot 253B (1131 Worcester St); Map 25, Lot 253 (1187 Worcester St) from Industrial-II (IN-II) to Highway Mixed Use-I (HM-I) Zoning District; rezone the respective frontages of Assessor's Map 25, Lot 252A; Map 25, Lot 252B; Map 25, Lot 253A; and Map 25, Lot 253B to the centerline of the roadway (Worcester Street/Route 9) as Highway Mixed Use-I (HM-I); or act in any other manner in relation thereto.
8. **Article 22: Amend Zoning Bylaw Body Art Establishments in Downtown Mixed Use (DM) Zoning District - Sponsor Paul R. Joseph, et al.** To see if the Town will vote to amend the Natick Zoning ByLaw and Use Regulations Schedule to allow Body Art Establishments in the Downtown Mixed Use (DM) Zoning District; and to amend the definition of Body Art in section 1- General, Section 200 (Definitions) of the Natick Zoning ByLaws to include "Permanent Make-up and "Microblading" within the description of the "practice of physical body adornment;" or otherwise act thereon.
9. **Article 21: Re-Zoning of 24 North Main St., 26 North Main St., 30 North Main St. - Sponsor Kenneth B. Phillips, et al.** "To see what action(s) the Town will take to re-zone the properties located at 24 North Main Street, Parcel ID: 43-00000468; 26 North Main Street, Parcel ID: 43-00000469; 30 North Main Street, Parcel ID: 35-00000039, from Residential General (RG) to Downtown Mixed Use (DM), or Commercial II (CII), or Center Gateway (CG), or otherwise act thereon."

#### **IV. Planning Board Business**

1. Meeting Minutes: 09.13.2023

#### **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*