

TOWN OF NATICK - Planning Board Meeting Agenda

Wednesday, November 8, 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 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. Approval Not Required (ANR)

- 1 HF Brown Way
 - Project information can be viewed in OpenGov at <https://natickma.portal.opengov.com/records/200827>

III. Public Hearings – Development Projects

1. 1 South Main Street (PB-23-20) – Opening Public Hearing

- Applicant One South Main LLC
- Applications modification of previously approved Planning Board decisions (Decision 2-21 and 3-22) to allow for the construction of a third floor for the creation of six (6) new residential dwelling units, and associated site improvements per Section III.E., III.E.2.b.1, IV.B, V-D, and VI-DD of the Natick Zoning Bylaw
- Project information can be viewed in OpenGov at <https://natickma.portal.opengov.com/records/200560>

2. 330 Speen Street (PB-23-19)

- Applicant NM Redevelopment Company
- Applications Site Plan Review (Sections III.A.2, III-B, IV.B, V.D, IV.DD, and Sections 320-329); and a Special Permit for Use (Section III-A.2 and Section 323.1.5) of the Zoning Bylaw; in addition to a modification of the Aquifer Protection District (APD) Decision PB-06-2022
- Cont. public hearing from October 25, 2023
- Project information can be viewed in OpenGov at <https://natickma.portal.opengov.com/records/200048>

3. 24 Superior Drive (17-5C), 1 Lakeside Campus Drive (17-9A), and 0 Lakeside Campus Drive (25-275, 17-8, and 17-9D) (PB-23-18)

- Applicant The MathWorks, Inc.
- Applications Site Plan Review (Sections III.A.2, III-B, IV.B, V.D, IV.DD, and Sections 320-329); Special Permit for parking on adjacent lot (Section V-D.6); and a Special Permit Aquifer Protection District (APD) (Section III.A.5) of the Natick Zoning Bylaws. In addition to a modification to Site Plan and Special Permit and Highway Overlay District Special Permit Decision 2-82, as previously modified by Decision 1-02, Decision 28-05, Decision 24-12, Decision 31-13, Decision 36-13, Decision 7-15, and Decision 35-15; and further a modification to a Special Permit for Signage Decision 41-18.
- Cont. public hearing from October 25, 2023
- Project information can be viewed in OpenGov at <https://natickma.portal.opengov.com/records/199292>

4. 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; September 13, 2023; October 25, 2023
- Project information can be viewed in OpenGov at <https://natickma.portal.opengov.com/records/197194>

IV. Planning Board Business

1. Meeting Minutes: 06.21.2023; 10.11.2023; and 10.25.2023
2. Community Preservation Act (CPA) Committee
3. 2024 Spring Town Meeting Zoning Discussion
4. 69, 77, 79 East Central Street- Decision Condition Review

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