

TOWN OF NATICK
Zoning Board of Appeals Meeting Agenda
Monday, November 13, 2023, at 6:30 pm

In-person 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

To view plans under the link provided, select the files tab to the right of the details tab that is selected by default.

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. **Public Hearing for 74 Farwell St**, an application for Dan Brown for a Modification of ZBA Decision 23-31. The project is to modify the ZBA Decision to remove Condition 9.3, “The Petitioner shall remove the window on the fourth floor”.
Plans Link: <https://natickspeaks.org/>
2. **Public Hearing for 4 Lodge Road**, an application for Thais Teixeira for for a Finding per Massachusetts General Law (MGL), Chapter 40A, Section 6 and the Natick Zoning Bylaws, Sections IV-B and V-A. The project is for a front portico as shown on the plans submitted.
Plans Link: <https://natickspeaks.org/>
3. **Public Hearing for 58 North Main Street**, an application for the Dean Residences Condominium Trust for a modification of a Special Permit, ZBA Decision No. 2004-003 in order to authorize: (1) the addition of a preexisting unit to the Condominium; and (2) the sale of that preexisting unit to a subsequent third-party purchaser as shown on the plans submitted.
Plans Link: <https://natickspeaks.org/>
4. **Public Hearing for 68 Eliot Street**, an application for William Churchill for a FINDING per Massachusetts General Law (MGL), Chapter 40A, Section 6 and a VARIANCE per Massachusetts General Law (MGL), Chapter 40A, Section 10 and the Natick Zoning Bylaws, Sections IV-B and V-A. The project is 2 proposed additions and a deck remodel as shown on the plans submitted.
Plans Link: <https://natickspeaks.org/>

5. **Public Hearing for 74 Oakland St Ext**, an application for Michael Lentini for a Finding per Massachusetts General Law (MGL), Chapter 40A, Section 6 and the Natick Zoning Bylaws, Sections IV-B and V-A. The project is for the demolition of the existing structure leaving the existing foundation and to construct a new 2 story swelling on that foundation as shown on the plans submitted.
Plans Link: <https://natickspeaks.org/>

6. **Public Hearing for 3 Webster St**, an application for Richard Macpherson and Jayne Macpherson for a Finding per Massachusetts General Law (MGL), Chapter 40A, Section 6 and the Natick Zoning Bylaws, Sections IV-B and V-A. The project is for an addition on the left side of the property as shown on the plans submitted.
Plans Link: <https://natickspeaks.org/>

7. **Public Hearing for 95 South Main St**, an application for Nick Arthur at Art Fine Homes for a Finding per Massachusetts General Law (MGL), Chapter 40A, Section 6 and the Natick Zoning Bylaws, Sections IV-B and V-A. The project is for the demolition of the existing structure and construction of a new two-family home, as shown on the plans submitted.
Plans Link: <https://natickspeaks.org/>

8. **Public Hearing for 9 Walkup Court**, an application for Michael Audette for a Finding per Massachusetts General Law (MGL), Chapter 40A, Section 6 and the Natick Zoning Bylaws, Sections IV-B and V-A. The project is for the demolition of the existing structure and construction of a new single-family home, as shown on the plans submitted.
Plans Link: <https://natickspeaks.org/>

9. **Public Hearing for 10 Plain St**, an application for Jon Cain for a Finding per Massachusetts General Law (MGL), Chapter 40A, Section 6 and the Natick Zoning Bylaws, Sections IV-B and V-A. The project is for several additions, as shown on the plans submitted.
Plans Link: <https://natickspeaks.org/>

III. Zoning Board of Appeals Business

- Meeting Minutes – October 23, 2023
- 2024 ZBA Meeting Schedule

IV. Adjournment

The meeting will be broadcast and recorded by Natick Pegasus (Government Channel)
Posted in accordance with the provisions of *Massachusetts General Law (MGL), Chapter 30A, Sections 18 – 25 per David Jackowitz*