

TOWN OF NATICK - Planning Board Meeting Agenda
Wednesday, November 29, 2023, at 6:30 pm
Updated 11.27.2023 – Room Change

Hybrid (In-person and Remote) Meeting Information

In-person Information

- School Committee Meeting Room located on the 3rd 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. 6:30 pm convene in Open Session

Roll call vote to enter executive session

II. 6:30 pm move into Executive Session

1. Pursuant to G.L. c. 30A, section 21(a)(3), to discuss strategy with respect to litigation, if an open meeting may have a detrimental effect on the litigating position of the public body, and the Chair so declares. The Chair declares that an open meeting will have a detrimental effect on the litigating position of the public body.

1. Linda Valentin, et al v. Town of Natick, et al, C.A. No. 1:21-CV-10830-PBS

III. 7:00 pm Reconvene in Open Session

IV. 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.

V. Public Hearings – Development Projects

1. 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 10.25.2023; 11.08.2023

- Project information can be viewed in OpenGov at <https://natickma.portal.opengov.com/records/199292>

2. 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; 09.13.2023; 10.25.2023; 11.08.2023

- Project information can be viewed in [OpenGov at https://natickma.portal.opengov.com/records/197194](https://natickma.portal.opengov.com/records/197194)

3. 1 South Main Street (PB-23-20)

- 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
- Cont. public hearing from 11.08.2023
- Project information can be viewed in OpenGov at <https://natickma.portal.opengov.com/records/200560>

4. 1262-1272 Worcester Street (PB-23-17)

- Applicant: Town Fair Tire
- Application Site Plan Review (Sections III.A.2, IV.B, V.D, VI.DD, and Sections 320-329) and Special Permit Aquifer Protection District (APD) (Section III.A.5) of the Natick Zoning Bylaws
- Cont. public hearing from 09.27.2023; 10.11.2023
- Project information can be viewed in OpenGov at <https://natickma.portal.opengov.com/records/198878>

VI. Planning Board Business

1. Review of 2024 Spring Annual Town Meeting Zoning Articles
2. Review of 2024 Planning Board Meeting Calendar
3. Natick People Speaks
4. Meeting Minutes: 06.21.2023; 10.25.2023; 11.08.2023

VII. 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