

## TOWN OF NATICK - Planning Board Meeting Agenda

Wednesday, February 15, 2023, at 7:00 pm

*DRAFT Agenda for informational purposes posted on 02.06.2023*

*The final agenda will be posted a minimum of 48 hours prior to the public hearing*

### 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. Information Discussion

- Natick Sustainable Committee Introduction and Update

### III. Public Hearings – Development Projects (the final order of public hearings will be reflected in final agenda)

1. **7:00 pm continued public hearing from 01.18.2023: 41-43 Summer Street**, application of Kevin Poulsen for Site Plan Review and Special Permits for Use and Aquifer Protection District (APD)
2. **7:00 pm continued public hearing from 01.18.2023: 50 Pleasant Street (PB-22-26)**, application of Linda Valentin for Site Plan Review, Special Permit for Historic Preservation (Section III-J of the Natick Zoning Bylaws), Special Permit for Aquifer Protection District (APD), Scenic Roadway Modification. The project will include the redevelopment of existing historic structures for the creation of five residential units, in addition to associated site improvements. <https://natickma.viewpointcloud.com/records/191763>
3. **7:00 pm continued public hearing from 02.01.2023: 1 Superior Drive**, application of Superior Drive Hotel Owner, LLC, c/o XSS LLC for modification of the overall site plan and to previously approved decisions PB-12-17; PB-14-17; PB-18-27; PB-17-19. The project proposes to construct an addition to the existing hotel, along with associated site improvements <https://natickma.viewpointcloud.com/records/191761>
4. **7:00 pm public hearing for 1 Superior Drive**, application for a modification of the overall site plan and modification to previously approved decisions PB-12-17; PB-14-17; PB-18-27; PB-17-19. Decisions proposed to be modified include approvals for an Overall Site Plan in the HM-II District under Sections III-C.2 and III-C.3, and Section VI-DD.2, a Special Permit for Hotel and Elderly Family Residence pursuant to Section 323.3 of the Highway Overlay District Regulations, a Special Permit for Increase in FAR pursuant to Section 324.71 of the Highway Overlay District Regulations, a Special Permit for Signage pursuant to Section V-H.E.4, an Aquifer Protection District Special Permit pursuant to Section III-A.5, and associated waivers. <https://natickma.viewpointcloud.com/records/191761>
5. **7:00 pm opening public hearing for 1245 Worcester Street**, application of PuttShack (Greta Antonetz) for (1) modification of the existing site plan special permit granted under Planning Board Decision 16-04, as amended, pursuant to Section VI-DD and Section 329 of the Bylaws; (2) a special permit for use pursuant to Section III-A.2, Line 12 of the Bylaws; (3) a special permit for building and wayfinding signage pursuant to Section V-H of the Bylaws; and (4) an Aquifer Protection District (APD) special permit pursuant to Section III-A.5 of the Bylaws for the redevelopment in existing space of the Natick Mall for Puttshack, exterior patio dining, and associated exterior signage. <https://natickma.viewpointcloud.com/records/194042>

6. **7:00 pm opening public hearing for 2 Durant Street**, application of Claudia Bravin for a Special Permit for a Custom Home Occupation Dog Kennel, pursuant to Section 200 Definitions and Use #53B of Section III.A.2 of the Use Regulation Schedule of the Natick Zoning Bylaws. <https://natickma.viewpointcloud.com/records/193277>

**IV. Public Hearings – Town Meeting Zoning Articles** (the final order of public hearings will be reflected in final agenda)

1. **7:00 pm opening public hearing for Center Gateway Zoning District, Center Gateway Zoning District** To see if the Town will vote to amend the Natick Zoning Bylaw and Zoning Map to create a new zoning district (in the area of East Central Street/Union Street/Grant Street), which will serve as a transition between the Downtown Mixed-use (DM) Zoning District and the surrounding zoning districts. Amend the Zoning Bylaw to create a new Section III-EE Center Gateway (CG) Zoning District Bylaw, and further amend the Zoning Bylaw to support the creation of the new CG Zoning District, which include but is not limited to amending Section 200 – Definitions; Sections II-A.1 Permitted Uses in Districts; Section II-A.2 Use Regulation Schedule; Section IV-B Intensity Regulations by Zoning District and associated footnotes; Section V-D Off-Street Parking and Loading Requirements; Sections V-H.D. Signs and Advertising Devices; and Section V.I Outdoor Lighting Section VI-DD Special Permit Procedures and Site Plan Review of the Natick Zoning Bylaw, or otherwise, act thereon. And to further amend the Natick Zoning Map to create a new Center Gateway Zoning District as shown on the map on file in the Town Clerk’s Office; or otherwise, act thereon.
2. **7:00 pm opening public hearing for Citizens Petition – Expansion of Assisted Living Overlay Option Plan (ALOOP)** To see if the Town will vote to amend the Zoning Map to expand the ALOOP Overlay District to 0 (R) East Central Street (38-0000001B and 38-0000001C) and 0 Dorset Lane (38-0000001AA); further to amend the Zoning Bylaw, Section III-I to include above listed properties in the ALOOP Overlay District, and by further amend applicable sections of the Zoning Bylaw to update such inclusion where necessary; or otherwise, act thereon.

**V. Annual (Spring) Town Meeting**

1. Residential Cluster Development
2. General/Technical Housekeeping
3. Other: Potential Zoning Articles

**VI. Planning Board Business**

- Natick Affordable Housing Trust – Planning Board Member Appointment
- Meeting Minutes: 09.21.2022; 09.22.2022; and 10.06.2022

**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 Andrew Meyer, Chair*