

**TOWN OF NATICK - Planning Board Meeting Agenda**  
**Wednesday, February 15, 2023, at 6:30 pm**  
*Final Agenda – posted 02.13.2023*

**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. Informational Discussion**

- Highway Mixed Use – I (HM-I) Zoning District
- Natick Sustainable Committee Introduction and Update

**III. Public Hearings – Development Projects**

1. **41-43 Summer Street, cont. public hearing from 01.18.2023:** application of Kevin Poulsen for Site Plan Review and Special Permits for Use and Aquifer Protection District (APD)
2. **50 Pleasant Street (PB-22-26), cont. public hearing from 01.18.2023:** application of Linda Valentin for Site Plan Review, Special Permit for Historic Preservation (§ III-J of the Natick Zoning Bylaws), Special Permit for Aquifer Protection District (APD), Scenic Roadway Modification.  
Plans Link: <https://natickma.viewpointcloud.com/records/191763>
3. **1 Superior Drive, cont. public hearing from 02.01.2023:** 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.  
Plans Link: <https://natickma.viewpointcloud.com/records/191761>
4. **7:00 pm opening 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 § III-C.2 and III-C.3, and § VI-DD.2, a Special Permit for Hotel and Elderly Family Residence pursuant to § 323.3 of the Highway Overlay District Regulations, a Special Permit for Increase in FAR pursuant to § 324.71 of the Highway Overlay District Regulations, a Special Permit for Signage pursuant to § V-H.E.4, an Aquifer Protection District Special Permit pursuant to § III-A.5, and associated waivers.  
Plans Link: <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 § VI-DD and § 329 of the Bylaws; (2) a special permit for use pursuant to § III-A.2, Line 12 of the Bylaws; (3) a special permit for building and wayfinding signage pursuant to § V-H of the Bylaws; and (4) an Aquifer Protection District (APD) special permit pursuant to § 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.  
Plans Link: <https://natickma.viewpointcloud.com/records/194042>

6. **7:00 pm opening public hearing for 2 Durant Road**, application of Claudia Bravin for a Special Permit for a Custom Home Occupation Dog Kennel, pursuant to § 200 Definitions and Use #53B of § III.A.2 of the Use Regulation Schedule of the Natick Zoning Bylaws.

Plans Link: <https://natickma.viewpointcloud.com/records/193277>

#### **IV. Public Hearings – 2023 Spring Annual Town Meeting Zoning Articles**

1. **7:00 pm opening public hearing: Amend Zoning Bylaw - 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 § 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 § 200 – Definitions; § II-A.1 Permitted Uses in Districts; § II-A.2 Use Regulation Schedule; § IV-B Intensity Regulations by Zoning District and associated footnotes; § V-D Off-Street Parking and Loading Requirements; § V-H.D. Signs and Advertising Devices; and § V.I Outdoor Lighting § 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: Amend Zoning Bylaw - 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, § 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. 2023 Spring Annual Town Meeting (SATM)**

1. Residential Cluster Development
2. Inclusionary Affordable Housing Requirements (§ V-J)
3. General/Technical Housekeeping
4. 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*