

TOWN OF NATICK
Planning Board Meeting Agenda
Wednesday, March 1, 2023, at 7:00 pm
Agenda posted on 02.27.2023

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. Public Hearings – 2023 Spring Annual Town Meeting Zoning Articles

1. Expansion of Assisted Living Overlay Option Plan (ALoop), cont. public hearing from 02.15.2023

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. **Applicant has requested the public hearing be continued without testimony to 03.15.2023**

2. Amend Zoning Bylaw - Center Gateway Zoning District, cont. public hearing from 02.15.2023

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.

3. 7:00 PM opening public hearing for Zoning Bylaw Amendments for the Highway Mixed-use – I (HM-I)

To see if the Town will vote to amend the following Sections of the Natick Zoning Bylaw, § III-B Highway Mixed-use (MH-I) Districts Use Regulations; Section IV.B Intensity Regulations by Zoning District by adding a new line for HM-I and further updating the existing Line for In-II** & HM-1; § 324. by adding a new subsection for Intensity Regulations for Highway Mixed Use – I (HM-I); § 325 by adding a new subsection for Open Space Requirements for Highway Mixed Use – I (HM-I) Zoning District; § 326 by adding a new subsection for Dimensional Regulations for Highway Mixed Use – I (HM-I) Zoning District; and making non-substantive changes in the description of uses or otherwise act thereon.

4. 7:00 PM opening public hearing for Zoning Map Amendments for the Highway Mixed-use – I (HM-I)

To see if the Town will vote to amend the Natick Zoning Map by expanding the HM-I Zoning District to 0 Lakeshore Campus Drive and 24 Superior Drive, in addition from the property frontage of 1 Lakeshore Campus Drive, 13 Superior Drive, 24 Superior Drive, 30 Superior Drive to the centerlines of the fronting streets or ways, as shown on the map; and making non-substantive changes in the description of uses or otherwise act thereon.

III. Public Hearings – Development Projects

- 1. 1 Superior Drive, cont. public hearing from 02.15.2023:** application of Superior Drive Hotel Owner, LLC, c/o XSS LLC for 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>

2. **41-43 Summer Street, cont. public hearing from 02.15.2023:** application of Kevin Poulsen for Site Plan Review and Special Permits for Use and Aquifer Protection District (APD)
3. **0 Magnolia, cont. public hearing from 02.01.2023:** application of Magnolia Lake Front, LLC (Jared Gillett) for a definitive subdivision plan. The project will include creating two new lots (a total of three buildable lots), the construction of a new roadway, and the installation of associated infrastructure and landscaping

Plans Link: <https://natickma.viewpointcloud.com/records/188575>

4. **2 Durant Road, cont. public hearing from 02.15.2023** application of Claudia Bravin for a Special Permit for a Customary 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>

5. **7:00 PM opening public hearing for 1400 Worcester Street**, application of The Hamilton Company for a Special Permit change of use (medical office) per § III-A.2, Line 50A of the Natick Zoning Bylaw. The property is located at 1400 Worcester Street (23-0000074). The project includes the renovation of 3 existing retail units into a single tenant medical office space

Plans Link: <https://natickma.viewpointcloud.com/records/193019>

6. **7:00 PM opening public hearing for 32 Union Street**, application of 26A Union Street, LLC for modifications to a previously approved Planning Board decision (7-2022) for Site Plan Review (Section VI-DD), Special Permit for Use (Section III-I.2 Independent Senior Living Overlay Option – ISLOOP). The properties are located at 26 Union Street (44-00000261), 32 Union Street (44-00000260), and 34 Union Street (44-00000259). The project proposed to increase the footprint and number of units, along modifications to previously approved amenities.

Plans Link: <https://natickma.viewpointcloud.com/records/193859>

IV. Planning Board Business

- Meeting Minutes: 05.25.2022; 10.12.2022; 10.19.2022; 10.26.2022

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 Andrew Meyer, Chair*