

TOWN OF NATICK
Planning Board Meeting Agenda
Wednesday, March 15, 2023, at 7:00 pm
Agenda posted on 03.02.2023

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. **Articles 28 and 29: Zoning Bylaw and Map Amendments for the Highway Mixed-use – I (HM-I), cont. public hearing from 03.01.2023** 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; Section 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. 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.
2. **Article 24: Amend Zoning Bylaw - Center Gateway Zoning District, cont. public hearing from 03.01.2023** 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. **Article 30: Expansion of Assisted Living Overlay Option Plan (ALOOP), cont. public hearing from 03.01.2023** 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.

III. Public Hearings – Development Projects

1. **7:00 PM opening public hearing for 3 Appleton Road (19-00000178 and 19-0000198B)/9 Yorkshire Drive (19-00000197)**, application of Chris D'Antonio for Definitive Subdivision Review for the plans titled The Meadows Definitive Plan of Plan, Appleton Road, Natick, MA. The project will include the re-division of land to create four lots, to allow for the construction of three new homes, the construction of a new roadway, and the installation of associated infrastructure and landscaping.
2. **0 Pleasant Street (70-0000014), cont. public hearing from 12.21.2022:** application of Pleasant Street Realty Trust LLC for a Special Permit Single Family Residential Cluster

3. **26 Union Street (44-0000261), 32 Union Street (44-0000260), and 34 Union Street (44-0000259), cont. public hearing from 02.01.2023:** 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 project proposed to increase the footprint and number of units, along modifications to previously approved amenities. <https://natickma.viewpointcloud.com/records/193859>
4. **0 Magnolia (12-000086A), 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 <https://natickma.viewpointcloud.com/records/188575>
5. **7:00 PM opening public hearing for 1400 Worcester Street (23-0000074),** 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 project includes the renovation of 3 existing retail units into a single tenant medical office space <https://natickma.viewpointcloud.com/records/193019>

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

1. **7:00 PM opening public hearing for Article 26: Open Space Cluster Development** To see if the Town will vote to amend the Natick Zoning Bylaw by deleting the existing Section III-F Cluster Development Allowed in Certain Districts and III-F.1 Single-Family Residential Cluster Option – RSA, RSB, and RSC Districts in their entirety; adding a new Section III-F Open Space Cluster Development (OSRD); amending Section 200 Definitions; deleting Section III-A.2(a) Residential Cluster Regulations Schedule in its entirety; and making non-substantive changes relative to the addition of the ORSD Bylaw or to otherwise act thereon.
2. **7:00 PM opening public hearing for Article 27: Inclusionary Affordable Housing Requirements** To see if the Town will vote to amend the Natick Zoning Bylaw by amending Section V-J Inclusionary Affordable Housing Requirements; adding a new section to Section III Inclusionary Cluster Housing; amending Section 200 Definitions; and further amending the Zoning Bylaw to making non-substantive changes relative to inclusionary housing requirements or to otherwise act thereon.
3. **7:00 PM opening public hearing for Article 25: Use Regulations Schedule** To see if the Town will vote to amend the Natick Zoning Bylaw, Section III-A.1 Permitted Uses in Districts (Zones as set out in Section II-A&B) and Section III-A.2 Use Regulations Schedule by substituting the letters P for Y, the letters O for N, and the letters A for SP, and making non-substantive changes in the description of uses or otherwise act thereon.

V. Planning Board Business

- Meeting Minutes
- Review of 2023 Annual Spring Town Meeting Warrant Articles
- Article 20: Amend the Town of Natick By-laws: Create New Committee (Community Preservation Act)

VI. 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*