

TOWN OF NATICK
Planning Board Meeting Agenda
Wednesday, April 26, 2023, at 7:00 pm
Agenda posted on 04.13.2023

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 at <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

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7:00 PM APR 26 2023

TOWN CLERK-NATICK

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 – Development Projects

(Information provided for informational purposes, final order will be shown on the final agenda)

1. **7:00 PM opening public hearing for 3 Appleton Road (19-0000178 and 19-0000198B)/9 Yorkshire Drive (19-0000197), cont. public hearing from 03.15.2023:** 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. (Project information can be viewed in OpenGov at <https://natickma.viewpointcloud.com/records/193803>)
2. **26 Union Street (44-00000261), 32 Union Street (44-00000260), and 34 Union Street (44-00000259), cont. public hearing from 03.29.2023:** 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. (Project information can be viewed in OpenGov at <https://natickma.viewpointcloud.com/records/193859>)
3. **1400 Worcester Street (23-0000074), cont. public hearing from 04.18.2023:** 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. (Project information can be viewed in OpenGov <https://natickma.viewpointcloud.com/records/193019>)
4. **7:00 pm opening public hearing for 16 Tech Circle (09-0000028A):** The applicant, Dris Corporation seeks approval of special permits for three Marijuana Establishment Uses (Delivery Courier, Delivery Operator, and Third Party Marijuana Transporters) per Sections III-K and VI-DD, and site plan review per Section VI-DD of the Natick Zoning Bylaws. The project will include the reuse of an existing commercial space for the operations of the Marijuana Establishments, which include Delivery Courier, Delivery Operator, and Third Party Marijuana Transporters. (Project information can be viewed in OpenGov at <https://natickma.viewpointcloud.com/records/194402>)
5. **7:00 pm opening public hearing for 89 Union Street (53-0000032):** The applicant, St Benedict Classical Academy, Inc. seeks approval to modify a previously approved Planning Board decision (PB-2-22) for Site Plan Review (Dover Use Amendment) per Sections III-A.2, IV.B, and VI-DD of the Natick Zoning Bylaw. The project will include an expansion of the previously approved structure for the construction of two additions and associate site improvements. (Project information can be viewed in OpenGov at <https://natickma.viewpointcloud.com/records/195490>)

III. Planning Board Business

- Meeting Minutes

IV. 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 Glater, Chair*