

**Natick Planning Board
Hybrid (In-Person and Remote)
February 15, 2023**

Chair Andrew Meyer called the meeting to order at 6:32 PM. Members present were Glen Glater, Teresa Evans, and Douglas Landry; and Associate Member Chris Therrien. Also present was Community & Economic Development Director Amanda Loomis.

Public Speak: *None*

Informal Discussion

Natick Sustainability Committee Introduction and Update

Sustainability Committee member Roger Luckmann introduced himself as the committee's liaison to the Planning Board. He stressed the importance of working together to set and implement sustainability goals, and discussed the Natick Net Zero action plan. Mr. Meyer noted the Board's interest in promoting solar panels and sustainable strategies with applicants.

Highway Mixed Used – I (HM-I) Zoning District

Jamie Errickson, Natick Town Administrator, explained his reason for planning to sponsor a Town Meeting article to address zoning issues on Superior Drive that would change zoning on several lots from IN-II to HM-I. Craig Lizotte of MathWorks reviewed MathWorks' history in Natick and at the Lakeside campus, including the company's recent acquisition of property on Superior Drive that was important in creating a clear sense of a campus. Mr. Errickson noted that the proposed zoning change would not adversely affect other landowners.

Mr. Meyer and Mr. Landry spoke positively about the proposed zoning change.

Ms. Evans asked if the corporate campus concept would be applicable elsewhere in town. Mr. Errickson indicated that his focus was on the current site for note. She asked if the Superior Drive right of way could be rationalized in the near future, and the matter was discussed briefly. Mr. Meyer asked if the "Spring walk-through" of MathWorks' Apple Hill campus was still planned, and Mr. Lizotte explained the current process as he understood it.

Public Hearings – Development Projects

1. 41-43 Summer St: *Application of Kevin Poulsen for Site Plan Review and Special Permits for Use and Aquifer Protection District (APD)*

Documents: 4143Summer_20230213.pdf

Applicant Kevin Poulsen, attorney Mark Kablack, and architect Eric Zachrison appeared before the Board.

Mr. Kablack described his understanding of the easement in question. He said the proposed use of the easement would be consistent with the existing easement rights in the past.

Mr. Landry said there was still the question of access and egress 15 feet right of way. Mr. Kablack clarified the easement rights to that right of way using historic site plans. He said the owner in the 1980s, when the Town parking garage was developed, reserved access to cross Town land and use the six parking spaces.

Mr. Landry asked whether the easement addressed the “Glenridge Realty Trust 15 foot right of way easement” from 41-43 Summer St. Mr. Kablack said his research did not turn up evidence to the contrary. Mr. Poulsen said he has used that right of way recently with no issue.

Mr. Glater asked if that would constitute a right to pass. Mr. Kablack said that he could modify his memo to reference the Glenridge property. Mr. Meyer asked that the updated letter be provided at the March 1 meeting.

Ms. Evans moved for a continuance to March 1, 2023, seconded by Mr. Meyer.
Roll call vote 5-0. MOTION PASSED

50 Pleasant St (PB-22-26): *Application of Linda Valentin for Site Plan Review, Special Permit for Historic Preservation (§ III-J of Natick Zoning Bylaw), Special Permit for Aquifer Protection District (APD), Scenic Roadway Modification. (contd. from 01/18/23)*

Documents: 02.13.2023 DRAFT Decision 50 Pleasant Street.docx

Applicant Linda Valentin questioned language in the draft decision that referred to site plan review. Mr. Meyer clarified the language and process for the project, noting that the draft decision approved the special permit for historic preservation for five units.

Ms. Valentin questioned the number of units and square footage calculations in the draft decision. Mr. Meyer reviewed the numbers agreed at the Board’s last meeting, with a base of 11,689 SF. With an additional 10% that figure would be 12,857.9 SF. Once the applicant presents a site plan, the Board can consider a waiver to increase that further. He stressed that the postponement of document submissions until after the issuance of the historic preservation special permit was not a waiver, and that they would need to be presented in due course.

Ms. Loomis reviewed the draft decision for a special permit for historic preservation with a maximum of five units, noting comments and revisions by the Board.

Ms. Valentin asked for clarification on the stormwater permit and affordable housing requirements. Ms. Loomis said the stormwater bylaw came into effect in 2019, after the permitting of the Sacred Heart project, and cited the section of bylaw regarding affordable housing. Mr. Meyer said the Conservation Commission would review the stormwater management plan.

Mr. Landry said the draft decision needed to be more concise and make clear that this special permit is specifically for use, noting that language in the draft decision implied site plan review. To Mr. Meyer’s question, Ms. Loomis said Town Counsel had reviewed the draft decision.

Mr. Meyer noted Mr. Nottonson’s absence and said that Associate Member Chris Therrien would be elevated to his spot for tonight’s votes.

James Yannis, 5 Lookout Farm Rd, highlighted the language in the Historic Preservation By-Law that required retaining and preserving the existing structure.

Brad Peterson, 7 Dover Rd, raised concern over the interpretation of habitable square feet.

Tim Donahue, St Thomas Ave, reiterated his concern over the interpretation of habitable square feet. He said the proposed development did not resemble the original historic structure.

Ms. Evans moved for approval of the special permit, seconded by Ms. Therrien.
Roll call vote 4-1 (Landry). MOTION PASSED

Mr. Glater moved for a continuance to May 10, 2023, seconded by Ms. Therrien.
Roll call vote 4-1 (Landry). MOTION PASSED

The board recessed at 8:33 PM and reconvened at 8:38 PM.

1 Superior Drive: *Application of Superior Drive Hotel Owner, LLC, c/o XSS LLC for modification of overall site plan and previously approved decisions PB-12-17; PB-14-17; PB-18-27; PB-17-19.). (contd. from 2/1/22)*

1 Superior Drive: *Open public hearing, 7:00 PM - Application for modification of the overall site plan and modification to previously approved decisions PB-12-17; PB-14-17; PB-27-18; 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 (HOD) Regulations, a Special Permit for Increase in FAR pursuant to §324.71 of HOD Regulations, a Special Permit for Signage pursuant to § V-H.E.4, an Aquifer Protection District (APD) Special Permit pursuant to §III-A.5; and associated waivers.*

Documents: 2023.02.15_Town of Natick Planning Board Meeting_1 Superior Drive.pdf

Ms. Evans read the public hearing notice into the record. It was noted that the second public hearing was opened to clarify the application for modification to a special permit.

Applicant Eben Tormey (XXXS Hotels), attorney Amanda Zaretti, civil engineer Justin DuFresne, traffic engineer Vito Kalikiri, Katie Snyder (National Development), and architect Jason D'Orio appeared before the Board.

Ms. Zaretti reviewed the recent development history of the site, including the original approval in 2017 and modifications in 2018 (footprint and height) and 2019 (change in number of hotel rooms). She said the applicant understood the need to appear before the Conservation Commission for the APD special permit.

Mr. Tormey noted the success and high occupancy rate of the existing hotel and reviewed the annual real estate and hotel/meals taxes generated for the Town by the project.

Mr. DuFresne reviewed the revised site plan, including an increase in the width of compact parking spaces from 8 ft. to 8.5 ft. and a reduction in the number of parking spaces by 12; and provided an update on on-site stormwater infiltration.

Mr. Kalikiri reviewed current and proposed parking demand, noting the addition of four electric vehicle charging spaces and the fact that there are 30 land-banked parking spaces if needed. He noted the Board's desire for signage to direct hotel guests how to reach nearby amenities on foot. Mr. Diorio introduced the proposed architectural plan and signage for the hotel addition.

Ms. Evans said the walking and rail-trail signs needed clarification. Mr. Glater suggested minor signage changes to help prevent pedestrians from getting lost. To Mr. Glater's question whether the addition would include wheelchair-accessible rooms, Mr. Tormey said it would. To Mr. Glater's question regarding rooftop solar panels, Mr. Tormey said it was possible for the site in the future.

Mr. Landry asked if the proposal with two different hotel names would present new life-safety issues in terms of police and fire response. Mr. Tormey said the two hotels would share one alarm panel and one entrance.

Mr. Landry moved approval of the special permit modifying prior special permits, seconded by Ms. Evans. Roll call vote 5-0. MOTION PASSED

Mr. Landry moved approval of the APD special permit, seconded by Ms. Evans. Roll call vote 5-0. MOTION PASSED

Ms. Evans moved for a continuance to March 1, 2023, seconded by Mr. Landry. Roll call vote 5-0. MOTION PASSED

1245 Worcester St: *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.*

Documents: PuttShack Natick - Planning Board Presentation.pptx

Applicant Greta Antonetz, Arco Murray builders, reviewed the proposed two-floor build-out project, including signage, for the former American Girl store in the Natick Mall Promenade. To Mr. Landry's question, Ms. Antonetz said there was no direct entrance to the mall interior.

Mr. Glater asked how long the temporary graphics would remain. Greg Drain, PuttShack, said the graphics would only remain during construction.

Ms. Evans moved a finding that the uses at PuttShack are consistent with shopping mall use, seconded by Mr. Landry. Roll call vote 5-0. MOTION PASSED

Ms. Evans moved a finding that the signage was clear and consistent with the requirements of §V-H of the Zoning Bylaw, seconded by Mr. Glater. Roll call vote 5-0. MOTION PASSED

Mr. Glater raised concern about the lack of proposed bollards to protect proposed outdoor seating. Mr. Meyer suggested the Board request comments from Town public safety officials.

Mr. Glater moved to approve 100 SF of temporary signage until September 30, seconded by Ms. Evans. Roll call vote 5-0. MOTION PASSED

Mr. Glater moved to approve outdoor dining, conditioned on the implementation of any safety requirements from the Natick Police Department and the receipt of updated plans to reflect that, seconded by Ms. Evans. Roll call vote 5-0. MOTION PASSED

Mr. Landry moved to approve the APD special permit, seconded by Ms. Evans. Roll call vote 5-0. MOTION PASSED

2 Durant Rd: Open public hearing, 7 PM - *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*

Ms. Evans read the hearing notice into the record. Ms. Loomis briefed the Board on the proposed Special Permit for a dog kennel.

Claudia Bravin, applicant, introduced her proposal. She described her process to minimize disturbance to abutters when caring for boarded dogs.

Mr. Meyer asked about hours of operation and the average number of dogs she boards. Ms. Bravin said she would limit drop-off and pick-up times, and at any time she would have “roughly four to six,” including her own dogs. She said she did not let dogs go outside unsupervised. To Mr. Meyer’s question about her screening process, Ms. Bravin explained her vetting process for new dogs. Mr. Meyer asked for clarification on waste disposal.

Mr. Meyer said the customary home occupation bylaw typically does not allow for outside use, and asked how long on average dogs on average would be outside. Ms. Bravin said she allotted roughly a half-hour at a time for play and periodic bathroom breaks.

She described the waste disposal process as utilizing “a couple of dumpsters” that are not in Natick. Ms. Evans asked if the home occupation had written permission to use the dumpster for pet waste disposal. Ms. Bravin said she did not, and if required she could hire a service to dispose of the waste.

Mr. Glater spoke in favor of a waste disposal service. He asked for clarification on the number of dogs she boards so that the Board can vote on the limit for her customary home occupation use. Ms. Bravin said it was usually not more than six, but at times may be 8-10 when schedules of arriving and departing clients overlapped. Mr. Glater asked how long the business had operated prior to the cease-and-desist order from zoning enforcement. Ms. Bravin said she had been in business for ten years. She said she did not propose to train, breed, or groom dogs.

Lisa Kelleher, 34 West St, spoke in favor of the proposal as a direct abutter. She said that in the ten years Ms. Bravin operated her business she had not had one issue.

Mike Loesy, 32 West St, spoke in opposition to the proposal.

Raphael Herz, 2 Digren Rd, spoke in favor of the proposal.

Sarah Schuler, 30 West St, asked about the possibility of 15 dogs. Ms. Bravin said during peak vacation time, 15 dogs could be boarded in the course of an entire week, but not all at once. Ms. Schuler raised concern about the limited supervision of the dogs.

Mr. Glater noted that the business could not use more than 25% of the home's square footage.

Mr. Landry moved for a continuance to March 1, 2023, seconded by Ms. Evans.
Roll call vote 5-0. MOTION PASSED

Public Hearings – 2023 Spring Annual Town Meeting Zoning Articles

Mr. Landry recused himself from the following hearing and left the room.

(Article 30) Amend Zoning Bylaw - Expansion of Assisted Living Overlay Option Plan (ALoop -

Open public hearing, 7 PM - To see if the Town will vote to amend the Zoning Map to expand the ALoop Overlay District to 0 (R) East Central St (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.

Mr. Glater read the public hearing notice into the record. Sponsor George Richards introduced the proposed zoning amendment and assisted living project.

Kris Yetman, vice president, HYM Group (project developer), presented the site, 5.2 acres in Natick and 4.3 acres in Wellesley. He said they were requesting that the Board vote a recommendation of Favorable Action

Attorney Alex Mulcahy noted the challenge in finding accommodations for assisted living. He said site topography and buildable area were good for such a project, which would minimally impact neighbors.

Frank Holmes civil engineer, said the site had access to water and sewer.

Vinod Kalikiri, traffic engineer, said he was developing a traffic analysis. No residents would have cars, which limited traffic impact.

Mr. Yetman and Mr. Mulcahy noted the tax revenues that such a project would generate. They said they were planning neighborhood meetings to discuss the project with abutters.

David Howe, 5 Dorset Lane, believed this would have a dramatic impact on the neighbors, and said it was clearly not the "least impactful use."

David Mangan, University Dr, asked if there was any possibility that University Drive would be used (*applicants: no*). He asked if such a facility would be affordable for Natick residents.

Lisa Doherty, 22 University Dr, asked why such a project would be sited on a scenic road in Wellesley and asked about the number of beds.

Attorney Peter Caro, counsel for residents of 0-5 Dorset Lane, said the proposed project was not appropriate for an ALOOP because it did not align with the requirement in the Zoning Bylaw that the facility be integrated into the community. He did not think the project would be affordable for Natick residents.

Ms. Evans moved for a continuance to March 1, 2023, seconded by Mr. Glater.
Roll call vote 5-0. MOTION PASSED

Mr. Landry returned to the meeting.

Amend Zoning Bylaw, Center Gateway Zoning District: Open public hearing, 7 PM. *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 E. Central St/Union St/Grant St), which will serve as a transition between Downtown Mixed-use (DM) 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.*

Mr. Glater read the public notice into the record.

Patrick Moynihan, 53 High St, asked when the motion for the article would no longer be able to be amended. The Board discussed the schedule for developing the motion for the article. It was agreed that the public hearing should remain open to continue to make minor modifications before being circulated more widely.

Ms. Evans moved a continuance to March 1, seconded by Mr. Landry Roll call vote 5-0.
MOTION PASSED

2023 Spring Annual Town Meeting (SATM)

Ms. Loomis reviewed the status of other potential articles for the Board to sponsor.

Residential Cluster Development: Ms. Evans noted this article would be titled “Open Space Residential Development” and that the article language was being finalized. Mr. Glater said he had not seen it.

Ms. Evans moved that the Board sponsor the article, seconded by Mr. Landry.
Roll call vote 4-0-1 (Glater). MOTION PASSED

Inclusionary/Affordable Housing Requirements: Ms. Evans noted the conflation of the cluster bylaw with the inclusionary housing bylaw and the need to disentangle it.

Ms. Evans moved that the Board sponsor the article, seconded by Mr. Landry. Roll call vote 5-0. MOTION PASSED.

Planning Board Business

Natick Affordable Housing Trust – Planning Board Member Appointment

Mr. Glater moved to recommend the appointment of Chris Therrien as Planning Board representative to the Affordable Housing Trust, seconded by Ms. Evans. Roll call vote 5-0. MOTION PASSED

Meeting Minutes

Ms. Evans moved to approve the minutes of Sep 21, 2022, Sep 22, 2022, and Oct 6, 2022, seconded by Mr. Landry. Roll call vote 5-0. MOTION PASSED

Ms. Evans moved to adjourn at 11:03 PM, seconded by Mr. Glater. Roll call vote 5-0. MOTION PASSED