

**Natick Planning Board
Hybrid (In-Person and Remote)
March 1, 2023**

Chair Andrew Meyer called the meeting to order at 6:07 PM. Members present were Glen Glater, Teresa Evans, Peter Nottonson, and Douglas Landry; and Associate Member Chris Therrien. Also present was Community & Economic Development Director Amanda Loomis.

Public Speak: *None*

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): *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. (contd. from 2/15/23)*

Sponsor George Richards explained the need to continue without testimony because of a pending meeting with neighbors.

Ms. Evans moved for a continuance to March 15, 2023, seconded by Mr. Glater. Roll call vote 5-0 (Ms. Therrien voting in place of Mr. Landry). MOTION PASSED

Mr. Landry returned to the meeting.

(Article 24) 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 St/Union St/Grant St), 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. (contd. from 02/15/23)*

Documents: 03.01.2023 DRAFT Center Gateway.docx

Mr. Meyer noted the late receipt of the draft motion, which was circulated earlier in the day. Ms. Loomis summarized the purpose of the Center Gateway Zoning District. She further

explained the revised language of the draft proposal following Board comments. She noted that the district was within ½ mile of the Natick Center MBTA station and discussed the applicability of the MBTA Communities Act.

Ms. Loomis said that the language regarding 50% first floor retail had been revised to apply only to Union St and E. Central St. Mr. Glater expressed concern about the potential for commercial development on Grant St. Mr. Landry thought it was unlikely that a property facing Grant St would be developed for retail.

Patrick Moynihan, counsel, spoke in favor of the proposal. He raised concern that the Design Review Board's powers would be expanded to include the new zoning district.

Ms. Evans moved for a continuance to March 15, 2023, seconded by Ms. Therrien. Roll call vote 5-0. MOTION PASSED

(Article 28) Amend Zoning Bylaw - 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 (HM-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-I; § 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.*

(Article 29) Amend Zoning Bylaw - 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.*

Documents: 03.01.2023 DRAFT HM1 Zoning CLEAN.docx; 2023-02-15_PB Zoning Discussion - PowerPoint.pptx

Mr. Nottonson read the public hearing notices for Articles 28 and 29 into the record.

Jamie Errickson, Town Administrator, summarized the intent and scope of the proposed amendment to the Zoning Bylaw in terms of support business development in this part of Natick. Craig Lizotte, MathWorks, explained the goal of the proposed amendment in terms of growth, the future of the MathWorks Lakeside campus, and flexibility. Part of their current campus is zoned HM-I, part is zoned IN-II, and a newly acquired adjoining property is C-II.

Ms. Loomis summarized the proposed amendment, current zoning, and overlay districts. No change is proposed for the overlay districts. She reviewed the size ranges for a small campus (80,000-200,000 SF) and large campus (>200,000 SF) in HM-I under this proposal.

The Board discussed lot coverage and setbacks, including the unique lot shape of Superior Drive. Ms. Evans proposed added a deeper setback from Route 9.

Mr. Errickson welcomed Board comments and said he would modify the language and re-present it to the Board.

Ms. Evans moved for a continuance of both public hearings to March 15, 2023, seconded by Mr. Landry. Roll call vote 5-0. MOTION PASSED

Public Hearings – Development Projects

32 Union St - Open public hearing, 7 PM: *Application of 26A Union St, 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 St (44-00000261), 32 Union St (44-00000260), and 34 Union St (44-00000259). The project proposed to increase the footprint and number of units, along with modifications to previously approved amenities.*

Mr. Nottenson read the public hearing notice into the record. George Richards, counsel for the applicant, asked for a continuance without testimony until March 15, 2023.

Ms. Evans moved for a continuance to March 15, 2023, seconded by Mr. Landry. Roll call vote 5-0. MOTION PASSED

2 Durant Rd: *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 Zoning Bylaws. (contd. from 2/15/23)*

Ms. Loomis said she had drafted a decision and circulated it to the Board.

The Board clarified the language for the maximum number of dogs kenneled relative to the business to be eight (8). Members further discussed and clarified language in the decision.

Ms. Evans moved to approve the special permit for customary home occupation for a dog kennel as amended, seconded by Ms. Therrien. Roll call vote 5-0. MOTION PASSED

Mr. Landry moved to close the public hearing, seconded by Ms. Evans. Roll call vote 5-0. MOTION PASSED

1 Superior Drive (PB-22-26): *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-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 the HOD 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. (contd. from 02/15/23)*

Ms. Loomis summarized the current status of the application.

Board members raised the issue of the wayfinding sign. Amanda Zuretti, counsel for the applicant, said the sign was received favorably but not anticipated for inclusion in the decision. Ms. Zurett noted that waivers were being requested for the required 10 ft. buffer and the number of parking spaces.

Mr. Landry suggested language be added to condition #8 to require a wayfinding signage plan prior to issuance of the building permit.

Mr. Glater requested that the preference for native species in the planting plan be added to condition F.6. He asked that the two electric vehicle charging stations be reflected in the decision. Mr. Landry noted that the charging stations were shown in the plans, but Mr. Glater felt their inclusion in the decision was important.

Ms. Evans moved to approve the special permit and APD special permit as amended, seconded by Mr. Landry. Roll call vote 5-0 (Therrien voting in place of Nottonson). MOTION PASSED

Ms. Evans moved to close the public hearing, seconded by Mr. Landry. Roll call vote 5-0. MOTION PASSED

41-43 Summer St: *application of Kevin Poulsen for Site Plan Review and Special Permits for Use and Aquifer Protection District (APD) (contd. from 2/15/23)*

Documents: Additional Driveline 2.27.2023.pdf; 03.01.2023 DRAFT Decision 43 Summer revised.docx; 03.01.2023 DRAFT Decision APD 43 Summer revised.docx

Ms. Loomis noted a letter from attorney Mark Kablack providing an update on the status and history of easements related to the site. Mr. Landry said the letter and documentation eased his concerns. He asked that the decision say that the Town reserved any and all rights to the easements as necessary despite the decision's allowed use of the right-of-way.

Ms. Loomis amended the decision per Board comment.

Mr. Landry moved to approve the special permit and APD special permit as amended, seconded by Ms. Evans. Roll call vote 4-0. MOTION PASSED

Ms. Evans moved to close the public hearing, seconded by Mr. Landry. Roll call vote 4-0. MOTION PASSED

0 Magnolia: *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), construction of a new roadway, and installation of associated infrastructure and landscaping (contd. from 2/01/23)*

Mr. Meyer said the Town Engineer was satisfied with the new documentation to the satisfaction of the Board and summarized the history of the project.

George Connors, counsel, reviewed the updated stormwater management plan. Mr. Meyer asked that the revised plans be submitted to the Town Engineer.

At Ms. Loomis' request, Mr. Connors said he could send a letter granting an extension of the public hearing through March 30.

Mr. Landry asked about maintenance responsibilities for the drainage system. Mr. Connors said a homeowners association that would be established would be responsible.

Ms. Evans moved a continuance to March 15, 2023, seconded by Mr. Nottonson.
Roll call vote 5-0. MOTION PASSED

1400 Worcester St: *application of The Hamilton Co 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 St (23-0000074). The project includes the renovation of 3 existing retail units into a single-tenant medical office space*

Hearing not opened due to flaw in posting. To be readvertised.

Planning Board Business

Mr. Glater raised concern about the number of signatures on decisions. Mr. Meyer suggested enforcing a narrower window for signed decisions and suggested Kolton Snider, Community Development Administrator, call Board members who still need to sign decisions.

Ms. Loomis asked the Board to provide comments on the proposed warrant articles.

Meeting Minutes

Ms. Evans moved to approve the minutes May 25, 2022, October 12, 2022, October 19, 2022, and October 26, 2022; seconded by Mr. Glater. Roll call vote 5-0. MOTION PASSED

Mr. Nottonson moved to adjourn at 10:25 PM, seconded by Ms. Therrien. Roll call vote 5-0.
MOTION PASSED