



# Town of Natick – Zoning Board of Appeals

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Meeting Minutes of January 12, 2026

Meeting Location: Edward H. Dlott (Select Board) Meeting Room, 13 East Central Street, 2<sup>nd</sup> Floor, Natick, MA  
Meeting Participation Type: In Person  
Broadcast Capture: Natick Pegasus

Members of the Zoning Board of Appeals (the “Board”) present for the meeting: David Jackowitz, Chair; Jason Makofsky, Vice-Chair; Robert Steckbeck; Geoff Lewis; Ari Gottlieb; and Gail Weston-Roberts. Also present was Amanda Loomis, Director of Community and Economic Development

Mr. Jackowitz opened the public hearing at 6:36 pm on Monday, January 12, 2026.

## 1. Public Speak

No individuals raised issues during the Public Speak portion of the meeting.

## 2. Public Hearings

### 12 Hemlock Drive (Assessor Map 31, Lot 81)

- Applicant: Bruce N & Eva M Willens
- Application: A request for a Variance (dimensional side yard setback) for the construction of an addition on the west-side of the existing One-Family Dwelling on a pre-existing non-conforming lot
- Project Number: ZB-25-54
- Advertised in MetroWest Daily News: November 10, 2025, and November 17, 2025
- Opening Public Hearing: November 24, 2025
- Continued Public Hearing: January 12, 2026
- Project information can be viewed on OpenGov at <https://natickma.portal.opengov.com/records/222682>

Present for the Public Hearing: Bruce and Eva Willens, Property Owners/Applicants; and Vincent O’Brien, Esq. of Fryer & O’Brien LLC

Mr. Jackowitz opened the public hearing regarding the project at 12 Hemlock Drive. The hearing is to discuss a request for a variance to reduce the dimensional side-yard setback to build an addition on the west side of the existing one-family dwelling, which is located on a pre-existing non-conforming lot.

Mr. O’Brien provided a brief update on the project's status since the public hearing in November 2025. He addressed the concerns raised at the previous meeting regarding whether the application meets the standards for a variance. In response to these concerns, the applicants modified their plans by reducing the garage setback length from 41 feet to 34 feet. This change involves moving the garage one foot closer to the setback line and one foot farther from the side property line, thereby minimizing the disputed space.

Mr. O’Brien discussed a case from the town of Brookline that he had presented to the Board. He believed this case clarified the relationship between Section 6 Findings and variances for one- or two-family houses. He argued that the case suggested that if the Board determines that the proposed action is not detrimental to the neighborhood, then a variance is unnecessary.

Mr. Jackowitz opened the floor for public comment. No public comment was provided.

Mr. Jackowitz stated that he had not reviewed the case and questioned whether it was relevant to situations where a new nonconformity was introduced into a previously conforming setback. After discussing the matter with the Applicant, the Board concluded that it needed additional time to



# Town of Natick – Zoning Board of Appeals

---

Meeting Minutes of January 12, 2026

examine the legal case properly. Mr. Jackowitz also noted that the Applicant might need further assessment of the project's requirements for the necessary permits.

Mr. O'Brien further attempted to present his case regarding the Brookline case and its relevance to this application.

Mr. Jackowitz requested that the Applicant sign an extension of time form to allow for the additional review of the new information presented. Mr. O'Brien agreed to the extension of time.

***Mr. Makofsky moved to continue the hearing until February 23, 2026. Mr. Gottlieb seconded the motion. The Board voted in favor of the motion 5-0-0. MOTION PASSED***

## **5 Bradford Road (Assessor Map 13, Lot 108)**

- Applicant: 5 Bradford Rd LLC
- Application: A request for a Section 6 Finding for the demolition of a One-Family Dwelling and the construction of a new One-Family Dwelling on pre-existing non-conforming lot
- Project Number: ZB-25-55
- Advertised in MetroWest Daily News: November 10, 2025, and November 17, 2025
- Opening Public Hearing: November 24, 2025
- Continued Public Hearing: January 12, 2026
- Project information can be viewed on OpenGov at <https://natickma.portal.opengov.com/records/222854>

Present for the Public Hearing: Nicholas Trojanowski, Applicant; and Vincent O'Brien, Esq. of Fryer & O'Brien LLC

Mr. Jackowitz opened the public hearing for the project at 5 Bradford Road and requested an update on the application from the November 24, 2025, public hearing.

Mr. O'Brien explained that the public hearing was a continuation of the previous meeting, during which concerns were raised about the building's height and the amount of fill being brought to the property. To address these concerns, Mr. O'Brien noted that the application had been amended. The fill depth has been reduced from 2.5 feet to approximately 1 to 1.5 feet, and the overall height of the building has been lowered from 33 feet 6 inches to 31 feet 6 inches.

Mr. Jackowitz opened the floor for public comment. The following public comment was provided.

- Margery Wadness, who lives at 16 Richard Road, expressed concerns about water runoff due to the property's slope. The Board acknowledged that the project includes water retention systems, one at the front and another at the back, which are expected to reduce net runoff compared to current site conditions.

The Board and the Applicant briefly discussed groundwater separation, with the engineer confirming a 2-foot separation between the basement slab (at 178.5) and groundwater (at 176.5).

***Mr. Makofsky moved to approve the project, finding that it's not substantially more detrimental to the neighborhood than the preexisting nonconforming use and structure, provided it's built in substantial conformance with the revised plans submitted dated 12/12/25 and 12/1/25 and any requirements from town departments. Mr. Lewis seconded the motion. The Board voted in favor of the motion 4-1-0 (Members Voted: Mr. Jackowitz – yes; Mr. Makofsky – yes; Mr. Lewis – yes; Mr. Steckbeck – yes; Ms. Weston-Roberts – no). MOTION PASSED***

## **4 Richard Road (Assessor Map 13, Lot 104)**



# Town of Natick – Zoning Board of Appeals

---

Meeting Minutes of January 12, 2026

- Applicant: Mark Cahill
- Application: A request for a Section 6 Finding for the demolition of an existing One-Family Dwelling and construction of a new One-Family Dwelling on a pre-existing non-conforming lot
- Project Number: ZB-25-59
- Advertised in MetroWest Daily News: December 29, 2025, and January 5, 2026
- Opening Public Hearing: January 12, 2026
- Project information can be viewed on OpenGov at <https://natickma.portal.opengov.com/records/224590>

Present for the Public Hearing: Neal Glick, Esq. of Coren Lichtenstein LLP; and Mark Cahill, Applicant

Mr. Jackowitz opened the public hearing and discussed the dimensional table for the application, which has deficiencies in both lot area and lot frontage.

Mr. Glick briefly presented the application for a Section 6 finding regarding the demolition of an existing one-family dwelling and the construction of a new one-family dwelling on a pre-existing non-conforming lot. He provided a detailed memorandum indicating that the lot is in an Residential Single C (RSC) Zoning District and has non-conformities in both lot area and frontage. Specifically, the lot area is 15,000 square feet, which is less than the required 20,000 square feet, and the frontage is 100 feet, which is less than the required 120 feet.

Mr. Glick further stated that the proposed home would comply with all other dimensional requirements, including setbacks, height, and building coverage. Notably, the rear yard setback would be 52 feet beyond the required setback and 12.6 feet greater than that of the existing house. The building coverage for the new home would be 5.1 percent below the maximum allowed and 2.8 percent less than that of the existing house. Additionally, the proposed two-story home would have 3,756 square feet of living area, with an unfinished attic accessible only via a pull-down ladder.

Mr. Glick presented exhibits demonstrating that many similar homes in the neighborhood had received Section 6 findings from the Board. Mr. Glick displayed a map highlighting the subject property in blue and marking similar houses in yellow, illustrating that the proposed home would align with the evolving character of the neighborhood.

Mr. Jackowitz praised Mr. Glick for the thoroughness of his presentation, favorably comparing it to Attorney John Burke's previous work.

Mr. Jackowitz opened the floor for public comment. The following public comment was provided.

- Margery Wadness, who lives at 16 Richard Road, raised concerns about water issues affecting her property. She pointed out that the property has steep hills on the left side and at the back, and that the existing house has suffered water damage during storms. The Board acknowledged that the property is situated in an aquifer recharge area and stated that it would require suitable stormwater infiltration facilities to mitigate any impact.

Attorney Glick acknowledged the slopes but pointed out that the buildable area of the lot where both the existing and proposed houses are located is relatively flat.

The Board discussed the proposed width of the project's driveway. Concerns were raised about the comparison between the existing and proposed driveways. While the proposed driveway would be approximately 22 feet wide, it would also be considerably shorter than the current one. The Board identified potential safety issues related to the sidewalk and the surrounding neighborhood.



# Town of Natick – Zoning Board of Appeals

---

Meeting Minutes of January 12, 2026

Mr. Glick explained that although the new driveway would be wider, it would also be shorter due to the relocation of the garage. This change is likely to result in a smaller overall paved area. The Board also noted that new sidewalks would typically be included in the project, thereby enhancing walking conditions.

***Mr. Makofsky moved to approve the project at 4 Richard Road, finding that it's not substantially more detrimental to the neighborhood than the preexisting nonconforming use and structure, provided it's built in substantial conformance with the revised plans submitted and any requirements from town departments. Mr. Lewis seconded the motion. The Board voted in favor of the motion 4-1-0 (Members Voted: Mr. Jackowitz – yes; Mr. Makofsky – yes; Mr. Lewis – yes; Mr. Steckbeck – yes; Ms. Weston-Roberts – no). MOTION PASSED***

## 7 Upland Terrace (Assessor Map 21, Lot 7)

- Applicant: Lilja Donna Jean/Rony Mendez
- Application: A request for a Section 6 Finding for a standing teardown of an existing One-Family Dwelling, in addition to the construction of an addition requiring relief for the Front Yard Setback on pre-existing non-conforming lot
- Project Number: ZB-25-58
- Advertised in MetroWest Daily News: December 29, 2025; and January 5, 2026
- Opening Public Hearing: January 12, 2026
- Project information can be viewed on OpenGov at <https://natickma.portal.opengov.com/records/223236>

Present for the Public Hearing: Luis Matute, Applicant

Mr. Jackowitz opened the public hearing and reviewed the dimensional table for the Application.

The Board reviewed the Application for 7 Upland Terrace, which involved a complete teardown (renovation down to the studs, while preserving certain structural elements) and an addition. The Board identified several challenges with the Application:

1. The property is situated on a split-zoned lot (partly residential and partly commercial), making the zoning requirements complex.
2. The application chart was deemed incomplete, preventing the Board from adequately assessing the project's compliance with zoning requirements.
3. The property is within wetland jurisdiction, requiring Conservation Commission review and approval.

The Board informed the applicant that, due to the complexities of the split-zoned property, they would need to seek professional assistance, such as a lawyer and/or an engineer, to present their case effectively. They also recommended that the applicant attend other hearings to gain insight into the level of preparation required.

Ms. Loomis agreed to consult with Mr. Gusmini, Natick Building Commissioner, regarding the proper way to analyze split-zoned properties.

***Mr. Makofsky moved that the Board continue the public hearing until February 23, 2026. Mr. Lewis seconded the motion. The Board voted in favor of the motion 5-0-0 (Votes: Mr. Steckbeck – yes; Mr. Makofsky – yes; Mr. Jackowitz – yes; Mr. Lewis – yes; and Ms. Weston-Roberts – yes). MOTION PASSED***



# Town of Natick – Zoning Board of Appeals

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Meeting Minutes of January 12, 2026

## 236 North Main Street (Assessor Map 18, Lot 88A)

- Applicant: Nasser Mazaher
- Application: A request for a Section 6 Finding and a Variance (Front Setback) for the teardown of an existing One-Family Dwelling and the construction of a new One-Family Dwelling pre-existing non-conforming lot
- Project Number: ZB-25-56
- Advertised in MetroWest Daily News: November 10, 2025, and November 17, 2025
- Opening Public Hearing: November 24, 2025
- Continued Public Hearing: January 12, 2026
- Project information can be viewed on OpenGov at <https://natickma.portal.opengov.com/records/222866>

Present for the Public Hearing: Ken Phillips, Esq. of Kenneth Phillips Law Offices; Kevin Quetti, PE, of Boston Civil; and Nasser Mazaher, Applicant

The Board reviewed a revised application from Nasser Mazaher, represented by Ken Phillips.

Mr. Phillips provided a brief review of the application, noting that the applicant had previously appeared before the board around Thanksgiving, requesting both a finding and a variance. The revised plan eliminated the need for a variance by moving the house 6 feet farther back from North Main Street, thereby complying with the front setback requirement. This change was made to address earlier concerns about flooding and pooling in the backyard.

Mr. Phillips confirmed that they would implement an enhanced water and recharge system in the back area to address drainage concerns.

Mr. Lewis expressed concerns regarding the absence of a front door on the North Main Street elevation of the house. He suggested that including a front door would be architecturally desirable. However, the applicant indicated a preference not to have a front door facing North Main Street, explaining that the entrance would instead be located on the side.

After discussion, the Board was satisfied with the plan to include a landscape screen of 6-foot arborvitae trees along North Main Street as a compromise.

Mr. Jackowitz opened the floor for public comment. No public comment was provided.

***Mr. Makofsky moved to approve the project based on the finding that it's not substantially more detrimental to the neighborhood than the pre-existing non-conforming use and structure, provided it's built in substantial conformance with the plans submitted (January 3, 2026, for the proposed plot plan, and January 5, 2026, for elevations), and meets any requirements from town departments, with the additional requirement of a planted landscape screen along North Main Street property line starting with evergreens of at least 6 feet in height. Mr. Lewis seconded the motion. The Board voted in favor of the motion 5-0-0 (Votes: Mr. Steckbeck – yes; Mr. Makofsky – yes; Mr. Jackowitz – yes; Mr. Lewis – yes; and Ms. Weston-Roberts – yes). MOTION PASSED***

## 3. Zoning Board of Appeals Business

- **2026 ZBA Meeting Calendar**

The Board discussed the proposed meeting calendar for the upcoming year, prepared by Ms. Loomis, which accounts for religious holidays, school calendars, and federal and state holidays.



# Town of Natick – Zoning Board of Appeals

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Meeting Minutes of January 12, 2026

## 4. Adjournment

*Mr. Makofsky has moved to adjourn the meeting. Mr. Gottlieb seconded the motion. The Board voted in favor of the motion 5-0-0. MOTION PASSED.*

*Meeting adjourned at 8:02 pm*

*The meeting minutes of January 12, 2026, were approved by the Board Meeting on March 23, 2026*