



# Town of Natick – Natick Planning Board

Meeting Minutes of January 14, 2026

**Meeting Location** Edward H. Dlott (Select Board) Meeting Room, 13 East Central Street, 2<sup>nd</sup> Floor, Natick, MA; and Zoom

**Meeting Participation Type** Hybrid – Virtual (Zoom) and In Person

**Broadcast Capture** Natick Pegasus

Members of the Planning Board (the “Board”) present include Terri Evans, Chair; Doug Landry, Vice-Chair (virtual); Andrew Meyer, Clerk; Alan Cloutier; and Peter Nottonson (virtual – arrived at 7:07 pm). Also present was Amanda Loomis, Director of Community and Economic Development; and Arthur Goodhine, Natick Tree Warden

Ms. Evans opened the public hearing at 7:00 pm on Wednesday, January 14, 2026

## 1. Public Speak

Andrew Mikula, Chair of the statewide ballot petition committee "Legalize Starter Homes," spoke to the Board about their initiative to legalize the construction of single-family homes on smaller lots (minimum 5,000 square feet) in areas served by public sewer and water, with at least 50 feet of street frontage. Mr. Mikula highlighted that Massachusetts is the most challenging state for young adults to purchase homes, noting that high land costs compel developers to build large, expensive houses. The petition aims to assist young families, downsizing seniors, and first-time homebuyers by enabling the development of smaller, more affordable housing options. Mr. Mikula encouraged those interested to visit their website at [www.legalizedstarterhomes.com](http://www.legalizedstarterhomes.com) for more information.

## 2. Planning Board Business

### ● 2026 Planning Board Meeting Calendar

The Board reviewed the proposed 2026 Planning Board Meeting Calendar (the "Calendar") prepared by the staff. The Calendar was designed to account for state and federal holidays, religious observances, school closures, and high travel weeks. Mr. Cloutier mentioned that they might consider canceling one or two meetings in July and August as those months approach, depending on the workload. There were some potential conflicts with the Select Board schedule, but, if necessary, those meetings could be held in the school committee room.

***Mr. Meyer moved that the Board vote to approve the draft 2026 Planning Board Meeting Calendar. Mr. Cloutier seconded the motion. The Board voted in favor of the motion 5-0-0 (roll call: Mr. Meyer – yes; Mr. Cloutier – yes; Mr. Nottonson – yes; Mr. Landry – yes; Ms. Evans - yes). MOTION PASSED***

## 3. Development Review – Public Hearings (Legal notices are published in the MetroWest Daily News)

- **5 Lakeshore Road (18-00000052), 208 North Main Street (18-00000055), 212 North Main Street (18-00000056), 214 North Main Street (18-0000056A and 18-0000056B), 218 North Main Street (18-00005859), and 220 North Main Street (18-00000062)**
  - Application: Applicant has applied for a Special Permit Assisted Living Residence (§III-A.2.A10, §III-I, §VI-DD) and Site Plan Review (§III-A.5, §IV.B, §V-D, §V-H, §V-I, §V-E, §VI-DD) per the Natick Zoning Bylaws
  - Updated Application: Updated Application for Special Permit Assisted Living Residence (§III-A.2.A10, §III-I, §VI-DD) and Site Plan Review (§III-A.5, §IV.B, §V-D, §V-H, §V-I, §V-E, §VI-DD) per the Natick Zoning Bylaws
  - Project Number: PB-25-18
  - Advertised in MetroWest Daily News: November 18, 2025, and November 25, 2025
  - Re-Advertised in MetroWest Daily News: December 29, 2025, and January 5, 2026
  - Project information can be viewed on OpenGov at <https://natickma.portal.opengov.com/records/218498>



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In attendance for the public hearing for the project team (“National Development Project Team”): Katherine Garrahan, Esq., Bowditch & Dewey, LLP; Katie Snyder, National Development; Frank Holmes, Langan Engineering & Environmental Services; Kristen Hook, Benchmark Senior Living; and Michael Nowickee, Langan Engineering & Environmental Services

Ms. Evans opened the public hearing for the project at 220 North Main Street, et al.

The Board noted the need for the readvertisement the project for the purposes of clarification. Mr. Meyer read the legal notice into the public record to open the public hearing for the project.

Mr. Landry recused himself from the public hearing.

Ms. Garrahan introduced the National Development Project Team in attendance. She provided a brief update on the project since the December 3, 2025, public hearing, which included:

- A December 11th meeting with MassDOT regarding access permits
- A January 7th meeting with the Lakeshore Road neighborhood to gather feedback
- Organizing follow-up meetings with individual homeowners to assess existing trees
- Ongoing collaboration with owners at 1, 7, and 11 Lakeshore Road
- Receiving Fire Department feedback confirming their projected call volumes were reasonable
- Meeting with Mr. McDowell, Town Engineer who believed the site soil would infiltrate well
- Making modest changes to site plans based on previous feedback

Ms. Snyder summarized their recent meeting with MassDOT, highlighting that it was productive. Topics discussed during the meeting with MassDOT included:

- MassDOT's construction plan is at the 75% design stage with 100% documents expected in August 2026
- The main entrance signal fabrication should be ready in August 2026
- A temporary signal is planned from September 2026 to December 2027
- Project construction would likely coincide with MassDOT's signal work
- National Development has filed an access permit with MassDOT and is pending feedback

Ms. Snyder provided a brief review of proposed trash and waste management.

Mr. Homes provided a comprehensive review of the recent amendments to the site plan, which were made in response to feedback from the Board and neighbors. The discussion covered several key topics, including the withdrawal of the requested waiver to maintain a ten-foot wide setback from the property line, the extension of the guardrail, the addition of pedestrian connections, modifications to the stormwater management system, and the installation of a fire hydrant at the rear of the building.

Mr. Nowickee provided a brief update on the recent amendments to the landscaping plan.

Ms. Evans requested comments from members of the Board. The following comments were provided.

- Mr. Cloutier requested clarification on several aspects of the project, including the placement of the proposed guardrail, details regarding grading and the retaining wall, the sidewalks, and



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whether the internal roads should have double or single yellow lines.

- Mr. Meyer expressed gratitude to the National Development team for their excellent project. He asked for clarification about the land off Lakeshore Road that is planned to be landscaped. Additionally, Mr. Meyer sought more information on the improvements to the east face of the proposed building, emphasizing that this side should be designated as the front entrance.
- Mr. Nottonson raised concerns regarding the management of trash removal procedures. He requested clarification about the property's entrance and exit, particularly the northern curb cut. Furthermore, Mr. Nottonson inquired about outdoor spaces for tenants of the building, specifically mentioning that patients in the memory care unit should have visibility of the outdoors beyond the walls of the outdoor enclosure.

Ms. Evans opened the floor for public comment. The following comments were provided.

- Polly Cirrone of 18 Lakeshore Road requested clarification on several points: whether any access would be from Lakeshore Road, the location of the bicycle racks, and the potential noise from the HVAC units. Ms. Snyder replied that all vehicular access would be from North Main Street, the bike racks would be designated for employees, and the rooftop HVAC units would be properly screened.
- Tim Barrows of 11 Lakeshore Road expressed his support for the revised plans and commended the developers for their effective communication with neighbors. He also noted his preference for the proposed trees and buffer zones.
- Steve Sheahan of 4 Megonko Road expressed concern about the impact of the bioretention basin on wildlife habitat. He inquired whether it would be possible to use below-grade retention instead of open-air bioswales. The Project Team reviewed the revised stormwater plan and offered to meet with Mr. Sheahan to walk the property.
- Additionally, Ms. Cirrone (18 Lakeshore Road) requested that the applicant address power source issues in the area. In response, Ms. Snyder noted that the plans to provide power to the site include removing the existing overhead wires on North Main Street and installing new underground wiring. Ms. Snyder reviewed the next steps for the project with the Board.

***Mr. Meyer moved that the Board continue the public hearing to January 28, 2026. Mr. Cloutier seconded the motion. The Board voted in favor of the motion 4-0-0 (roll call: Mr. Meyer – yes; Mr. Cloutier – yes; Mr. Nottonson – yes; Ms. Evans – yes). MOTION PASSED***

Mr. Landry returned to the meeting at 8:16 pm

- **Frontages of 52 Everett Street, 56 Everett Street, 66 Everett Street, 70 Everett Street**
  - Application: Scenic Road Modification (MGL c.40, §15C and Public Shade Trees MGL c.87)
  - Project Summary: Installation of a public sidewalk along Everett Street and removal of trees for the installation of said sidewalk
  - Project Number: PB-25-19.
  - Advertised in the MetroWest Daily News: November 18, and November 25, 2025
  - Project info: <https://natickma.portal.opengov.com/records/224294>

Present for the Public Hearing: Ben Stevens, Trask Inc; Matthew Steven, Trask Inc.; and Mark A. Kablack, Esq. Fletcher Tilton PC



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Mr. Meyer read the legal notice into the public record to open the public hearing for the project at 52, 56, 66, and 70 Everett Street.

Mr. Goodhind opened the Chapter 87 – Public Shade Tree public hearing at 8:16 PM.

Mr. Stevens presented the Scenic Road Modification Application, which seeks permission to install a sidewalk from Wyndmere Lane to the property lines of 52 Everett Street. This application includes the removal of five public shade trees: two Colorado spruces, two Norway maples, and one crabapple, with a total diameter of 60 inches at breast height.

Mr. Stevens explained that he and Bill McDowell, the Town Engineer, walked the site to discuss the placement of the sidewalk along the narrow road. The proposal does not require any changes to driveway entrances or the removal of the stone wall. Mr. Stevens also met with the affected property owners to gather their input.

Mr. Goodhind reported that all the trees proposed for removal are in poor condition, characterized by low vigor, poor structure, and various signs of disease or damage.

Ms. Evans requested comments from the Board members, and the following feedback was provided.

- Mr. Meyer requested a copy of the proposed replacement trees and inquired about the reasons for the removal of the existing trees. Mr. Stevens provided an overview of the status of the trees slated for removal. Additionally, Mr. Meyer asked for a guarantee regarding the survival of the new trees.
- Ms. Evans sought clarification from Mr. Goodhind on whether there were any proposed replacement trees that he would not recommend. Mr. Goodhind discussed several tree options but refrained from commenting on issues related to pests or overplanting.
- Mr. Cloutier requested clarification on the number of replacement trees that would be planted and the required caliper size for these trees.
- Mr. Landry questioned the purpose of the Board’s public hearing on this matter and the Board's preview of the public hearing and Scenic Road Modification review.

Ms. Evans opened the floor for public comments. The following comments were provided.

- David Brown from 70 Everett Street expressed comfort with the plan and asked about timing and how replacement would be handled, noting concerns about a storm drain on his property.
- Janet Ryan Howard from 32 Everett Street expressed concerns about losing shade trees, particularly since Eversource regularly cuts trees on the north side of the street due to power lines.

***Mr. Meyer moved that the Board does not find any modification to the scenic road that would be determined to the scenic nature of the roadway. Mr. Cloutier seconded the motion. The Board voted in favor of the motion 5-0-0 (roll call: Mr. Meyer – yes; Mr. Cloutier – yes; Mr. Nottonson – yes; Mr. Landry – yes; Ms. Evans - yes). MOTION PASSED***

Mr. Goodhind closed the Chapter 87 public hearing, noting that no written objections had been received.



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- **52 Everett Street (Assessor Map 72, Lot 37)**

- Application: Applicant has applied for a Special Permit for Open Space Residential Development (§III-A.2.A.7, §III-F, and §VI-DD) and Site Plan Review (§VI-DD) per the Natick Zoning Bylaws
- Project Number: PB-25-14
- Advertised in MetroWest Daily News: July 14, 2025, and July 21, 2025
- Project information can be viewed on OpenGov at <https://natickma.portal.opengov.com/records/218044>

Present for the Public Hearing: Ben Stevens, Trask Inc; Matthew Steven, Trask Inc.; and Mark A. Kablack, Esq. Fletcher Tilton PC

Ms. Evans opened the public hearing.

Mr. Stevens provided an update on the 52 Everett Street project, noting they had:

- Filed a major stormwater permit
- Opened a hearing with the Conservation Commission
- Received input received by the Town Engineer
- Reached 99% completion on their plan set

Ms. Loomis explained that the draft decision had been previously circulated and updated based on the comments received. She highlighted the need for clarification regarding the existing residential dwellings on the site and their implications for fee-in-lieu payments. Additionally, Ms. Loomis confirmed that the only remaining waiver request pertained to the increase in units.

Mr. Kablack requested that the decision clearly outline a two-stage voting process: the first vote would be on the waiver itself, which requires a four-fifths majority, and the second vote would be on the special permit.

***Mr. Landry moved that the Board vote to approve the requested waivers. Mr. Meyer seconded the motion. The Board voted in favor of the motion 5-0-0 (roll call: Mr. Meyer – yes; Mr. Cloutier – yes; Mr. Nottonson – yes; Mr. Landry – yes; Ms. Evans - yes). MOTION PASSED***

***Mr. Meyer moved that the Board vote to approve the Special Permit for an Open Space Residential Development (OSRD) with Site Plan Review for the plans dated January 8, 2026, as amended. Mr. Landry seconded the motion. The Board voted in favor of the motion 5-0-0 (roll call: Mr. Meyer – yes; Mr. Cloutier – yes; Mr. Nottonson – yes; Mr. Landry – yes; Ms. Evans - yes). MOTION PASSED***

***Mr. Meyer moved to allow Ms. Evans as the Chair of the Board to sign the Decision. Mr. Landry seconded the motion. The Board voted in favor of the motion 5-0-0 (roll call: Mr. Meyer – yes; Mr. Cloutier – yes; Mr. Nottonson – yes; Mr. Landry – yes; Ms. Evans - yes). MOTION PASSED***

***Mr. Meyer moved to close the public hearing. Mr. Cloutier seconded the motion. The Board voted in favor of the motion 5-0-0 (roll call: Mr. Meyer – yes; Mr. Cloutier – yes; Mr. Nottonson – yes; Mr. Landry – yes; Ms. Evans - yes). MOTION PASSED***

- **17 Church Street (Assessor Map 44, Lot 123)**

- Application: Special Permit for a Home Occupation Dog Kennel (Section 200 – Definitions, § III-A.2.B5, and §VI.DD.1 of the Natick Zoning Bylaws)



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- Advertised in MetroWest Daily News: December 29, 2025, and January 5, 2026
- Project information can be viewed on OpenGov at <https://natickma.portal.opengov.com/search>

Present for the public hearing: Allison Breziner, Applicant

Mr. Meyer read the legal notice into the public record to open the public hearing for the project at 17 Church Street.

Ms. Breziner provided an overview of her dog kennel business, including her hours of operation, number of dogs, care provided throughout the Ms. Breziner presented an overview of her dog kennel business, detailing her hours of operation, the number of dogs she cares for, the services provided throughout the day, waste management practices, and the duration of outdoor yard time for the dogs. She typically accommodates 5 to 6 dogs for daycare, with a maximum of 6 dogs for overnight stays at any given time. Ms. Breziner has been walking dogs for over 25 years.

Ms. Evans asked Ms. Breziner if she had ever received any complaints about her business. Ms. Breziner mentioned that she had experienced one issue with a dog, which was subsequently removed from her services. Ms. Evans then requested comments from the Board members, who provided the following feedback.

- Mr. Meyer reviewed the process for the Home Occupation Dog Kennel and inquired whether the abutters had been notified. He posed several questions, including how the dogs arrived at the property located at 17 Church Street, the number of dogs present at any given time, whether all dogs were taken for walks, how outdoor time was managed, and the procedures for waste removal. Ms. Brenizer answered all his questions.
- Mr. Cloutier requested clarification on the daily operations of the business and reviewed the provided site plan. He also asked for information on how the yard is accessed and details regarding the exterior lighting. Mr. Cloutier requested that the Applicant mark the locations of the exterior lights, as well as the access points and gates within the yard fence, on the site plan.
- Mr. Nottonson inquired whether the Applicant employed any staff for the business. Ms. Brenizer stated that she does not have any staff.

Ms. Evans opened the floor for public comment. The following comments were made.

- Earl Fahey, who lives at 21 Moore Street, was not aware of the business until he received the notice. However, he expressed his support for the application and suggested that eight dogs would be sufficient.
- Pat Bagnell, from 6 Lookout Farm Road, strongly endorsed Ms. Breziner, praising the knowledgeable and meticulous care she provided for her dog.
- Jeff McDonald, residing at 7 Bee Street, voiced his opposition to overnight boarding, citing early-morning barking that has disturbed him for 30 years since he moved next door.
- Helen Schistler, of 19 Church Street, the immediate neighbor who shares a fence with the business, reported that she has experienced no disturbances. issues and described the dogs as "delightful."

**Mr. Meyer moved to continue the public hearing to January 28, 2026. Mr. Nottonson seconded the motion. The Board voted in favor of the motion 5-0-0 (roll call: Mr. Meyer – yes; Mr. Cloutier – yes; Mr. Nottonson – yes; Mr. Landry – yes; Ms. Evans - yes). MOTION PASSED**

## 4. Adjournment



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***Mr. Cloutier moved to adjourn the meeting. Mr. Meyer seconded the motion. The Board voted in favor of the motion 5-0-0 (roll call: Mr. Meyer – yes; Mr. Cloutier – yes; Mr. Nottonson – yes; Mr. Landry – yes; Ms. Evans - yes). MOTION PASSED***

***Meeting adjourned at 9:50 pm***

**The meeting minutes of January 14, 2026, were approved by the Planning Board on March 11, 2026**