



Natick Historic District Commission Meeting
Minutes for January 22, 2026

Commission Members in Attendance:

CM Chris Milford, Chair
JD Joe Devaney Vice Chair
JA Jessica Allain
NA Nick Arthur
MC Mike Collins

SL Scott Landgren (absent)

AGENDA

The meeting was called to order by Mr. Milford at 7:00 PM. The meeting was in the Select Board Room in Natick Town Hall.

NEW BUSINESS

Informal review of requirements for application for 104 West Central Street in the Henry Wilson Historic District. Mr. Patrick Moynahan reviewed the requirements for comment. Also present was Rob Troccoli, architect, Mr. Michael Carr, owner, Mr. Matt Carr, applicant, and Meridith Carr.

Mr. Moynahan reviewed the history of the site and previous reviews from different boards. He also noted the site was involved in a lawsuit. Moving forward with demolition of the existing building and construction of a new residence would resolve the issue.

Mr. Moynahan reviewed the requirements listed in the General Guideline documents for site plans, landscape plans, 3D views.

Mr. Troccoli asked if one view of the proposal was necessary. Ms. Allain requested views from either side from the street. Mr. Milford noted the importance of representing the scale of the proposed building accurately.

Mr. Moynahan continued reviewing requirements for plans and elevations, and product literature. Mr. Milford noted that the product literature should be limited to the pages showing the specific products proposed with the options selected.

Mr. Moynahan continued reviewing requirements for details, product samples and open space.

Mr. Moynahan noted that the new building will be farther back than the existing building.

Mr. Moynahan noted the courts desire to see progress on this. Mr. Milford asked if the project had been reviewed by the ZBA or Planning Board. Mr. Moynahan said they will follow this application with the review with them. Mr. Milford pointed out if either board required the project to be altered the applicant would have to return to the HDC for approval.

This concluded the review for the application.

OLD BUSINESS

Mr. Collins moved to approve meeting minutes for 11/13/25, seconded my Mr. Devaney Unanimously approved without comment or corrections.

Mr. Collins moved to approve meeting minutes for 12/18/25, seconded my Mr. Devaney Unanimously approved without comment or corrections.

96 WEST CENTRAL STREET

Mr. Milford reported that following the approval at the last meeting, conditional on receiving revised drawings, the applicant proceeded with installing the solar panel in an unapproved configuration (all 18 on the main roof instead of split between the main roof and back roof). Ms. Loomis noted that although an electrical permit has been issued in August, the building permit was on hold and there were no rough inspections.

Discussion of Rules and Regulations, and General Guidelines

The discussion was continued to the next meeting.

Discussion regarding revisions to Guideline documents.

Mr. Collins and Ms. Allain volunteered to review the Guidelines to clarify and strengthen them. Mr. Milford noted it would be helpful to have a clear set of requirements for the increasing solar applications. Perhaps the guidelines should be broken down into separate documents.
Guidelines for solar applications
Guidelines for window replacements
Etc.

CLOSING

Mr. Milford made a motion to adjourn seconded by Mr. Collins. The Commission voted unanimously to adjourn.
The meeting adjourned at 8:00 PM.

These minutes were prepared by Michael Collins.

Meeting minutes of January 22, 2026, were approved at the March 26, 2026 meeting of the Historic District Commission.