

**Natick Planning Board
In Person Only
January 23, 2023**

Chair David Jackowitz called the meeting to order at 6:30 PM. Members present were, Robert Steckbeck, Katherine Durrane, and Geoffrey Lewis, Jason Makofsky, Andrew Enright. Also present was Community & Economic Development Staff Kolton Snider.

Public Speak: None

Public Hearings – Development Projects

1. 8 Milford Avenue: *Application of Susan McGee for a modification. The project is for the construction of an addition on the second story for a bedroom.*

Voting Members: DJ GL KD RS JM

Mr. Makofsky moved for approval with conditions, seconded by Ms. Durrane. Roll call vote 5-0. MOTION PASSED

2. 21 Glenwood Street: *Application of James Turner for a modification. The project is for the construction of an addition on the western side of the house.*

Mr. Makofsky moved for approval with conditions to February, 13, 2023, seconded by Ms. Durrane. Roll call vote 6-0. MOTION PASSED

3. 17 Lakeview Avenue: *Application of Tom Timko for a Finding per Chapter 40A, Section 6 of the Massachusetts Zoning Act and Section IV-B and V-A.2 of the Natick Zoning Bylaws. The project is for the construction of a one story, two bay garage attached to the house.*

Voting Members: DJ GL KD RS JM

Mr. Makofsky moved for approval with conditions, seconded by Ms. Durrane. Roll call vote 5-0. MOTION PASSED

4. 18 Pinehurst Avenue: *Application of Robert Havener for a modification. The project is to enclose a portion of the existing deck.*

Voting Members: DJ GL KD RS JM

Mr. Makofsky moved for approval with conditions, seconded by Ms. Durrane. Roll call vote 5-0. MOTION PASSED

5. 129 Hartford Street: *Application of Michael Audette for a Finding per Chapter 40A, Section 6 of the Massachusetts Zoning Act and Section IV-B and V-A.2 of the Natick Zoning Bylaws. The project is for the demolition of the existing single-family home.*

Voting Members: DJ GL KD RS JM

David Click, counsel, requested a Finding per Chapter 40A, Section 6 of the Massachusetts Zoning Act and Section IV-B and V-A.2 of the Natick Zoning Bylaws. The project is for the demolition of the existing single-family home.

Aaron Socrat, project architect, introduced the design constraints behind a structure designed on the uniquely small lot.

Ari Gottlieb, 131 Hartford Street, raised concerns about the scale, basement, his privacy, and height of the project compared to the original structure. Mr. Socrat explained that the basement would have been below grade. He said that the scale and height of the home decreased as the property tapered.

Mr. Jackowitz asked about the removal of the trees to the left of the home from the street. Mr. Click said tree removal was not planned.

Stewart Brant, 125 Hartford Street, raised concern about the scale and height of the project.

Mr. Steckbeck said the tapered lot increased the scale and impact of the project.

Ms. Durrane said the lot size supported the scale of the project. She said larger houses had been built in Natick on similar sized lots.

Mr. Makofsky asked what the specific detriment was to the neighbors. Mr. Gottlieb said the decreased sunlight, privacy, and value of his home because of how close the project was to his lot.

Mr. Makofsky moved for approval, seconded by Ms. Durrane. Roll call vote 4-1. MOTION PASSED

6. 321 Speen Street: *Application of Elson Cloverleaf Limited Partnership for the clarification and correction of a previously approved decision.*

Mr. Lewis moved for a continuance to J, seconded by Ms. Durrane*. Roll call vote 4-1. MOTION PASSED

Zoning Board of Appeals Business: *None*

Mrs. Durrane moved to adjourn at 7:53 PM, seconded by Mr. Lewis. Roll call vote 5-0. MOTION PASSED