



Town of Natick – Natick Planning Board

Meeting Minutes of January 28, 2026

Meeting Location	Edward H. Dlott (Select Board) Meeting Room, 13 East Central Street, 2 nd 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; Andrew Meyer, Clerk (virtual/in-person); Alan Cloutier; and Peter Nottonson (virtual). Also present was Amanda Loomis, Director of Community and Economic Development; and Arthur Goodhine, Natick Tree Warden

Ms. Evans opened the public hearing at 7:03 pm on Wednesday, January 28, 2026

1. Public Speak

No individuals addressed the Board during this portion of the meeting.

2. Planning Board Business

- **Planning Board Meeting Minutes of 11.06.2024; 10.30.2024; 10.09.2024; 09.25.2024; 09.11.2024; 08.28.2024; 07.31.2024; 07.17.2024; 06.25.2024; 06.05.2024; 05.22.2024; 05.08.2024; 04.11.2024; 04.03.2024; 03.27.2024; 03.13.2024; 02.28.2024; 02.14.2024; 01.31.2024; 01.17.2024; 03.03.2024**

Moved that the Board vote to approve the Planning Board meeting minutes of 12.18.2024; 12.04.2024; 11.06.2024; 10.30.2024; 10.09.2024; 09.25.2024; 09.11.2024; 08.28.2024; 07.31.2024; 07.17.2024; 06.25.2024; 06.05.2024; 05.22.2024; 05.08.2024; 04.11.2024; 04.03.2024; 03.27.2024; 03.13.2024; 02.28.2024; 02.14.2024; 01.31.2024; 01.17.2024; 03.03.2024. Mr. Cloutier seconded the motion. The Board voted in favor of the motion 4-0-0 (roll call: Mr. Nottonson – yes; Mr. Landry – yes; Mr. Cloutier – yes; and Ms. Evans – yes). MOTION PASSED

3. Approval Not Required

- **27 Forest Avenue (Assessor Map 51, Lot 156)**

Present for the Application: Mike Connelly

The Board reviewed an Approval Not Required (ANR) application for 27 Forest Avenue (Assessor Map 51, Lot 156). Ms. Loomis explained that the property currently contains two single-family homes, built in the 1900s, which predate adoption of Subdivision Control Laws and Natick Zoning Bylaws in Natick. The application includes the division of the property creating two separate lots, allowing each home to be placed on its own lot.

Mr. Connelly, representing the applicant, explained that the property is part of the N & C Christie LLC estate. The property at 27 Forest Avenue has been rented for many years, with one tenant living there for over 40 years. When the family of the estate considered selling the property, they explored options to allow the tenants to remain and determined that the ANR process was the most straightforward approach.

Mr. Landry inquired about access, to which Mr. Connelly confirmed that there would be a shared driveway with the appropriate easements. The ANR Plan of Land also preserves enough land to potentially create separate driveways in the future while meeting setback requirements.



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Ms. Loomis noted that this application falls under Massachusetts General Law (MGL) Chapter 41, § 81L. Although the two newly created lots would be nonconforming, this aspect is not relevant to the ANR review, which focuses solely on the land division.

Mr. Landry moved that the Board vote to endorse the ANR Plan of Land for 27-29 Forest Avenue, dated January 26, 2026, prepared by Connorstone Engineering. Mr. Cloutier seconded the motion. The Board voted in favor of the motion 4-0-0 (roll call: Mr. Nottonson – yes; Mr. Landry – yes; Mr. Cloutier – yes; Ms. Evans - yes). MOTION PASSED

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

• 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)
- 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

Ms. Evans opened the continued public hearing for the Special Permit for Home Occupation Dog Kennel Application for the property at 17 Church Street.

The Board proposed limiting the number of dogs to 8 at any given time, rather than the 12 originally requested in the application. Ms. Breziner clarified that although she works with more than 8 dogs throughout the week, not all are present at the same time.

The Board briefly discussed the hours of operation proposed by the Applicant. Ms. Breziner confirmed that her typical business hours are from 8:00 AM to 4:00 PM, Monday through Friday. During this time, she picks up dogs from their homes, takes them for walks, and returns them home between 4:45 PM and 5:30 PM.

During the discussion of the conditions, Ms. Evans highlighted the importance of balancing the Ms. Breziner's business needs with the neighbors' concerns about noise.

Mr. Landry remarked that the regulations appeared arbitrary and lacked clear standards; however, he expressed his trust in Ms. Breziner, noting the support she received from neighbors at the previous hearing.

Ms. Breziner emphasized her experience in the business, explaining that she is selective about the dogs she accepts. She conducts meet-and-greet sessions to ensure compatibility and works only with dogs that have established relationships with one another.

The Planning Board reviewed the draft decision, which was circulated previously to members of the Board and the Applicant.

Mr. Landry moved to approve the Special Permit for a Home Occupation Dog Kennel, with conditions for the property at 17 Church Street. Mr. Nottonson seconded the motion. The Board voted in favor of the motion 4-0-0 (roll call: Mr. Nottonson – yes; Mr. Landry – yes; Mr. Cloutier – yes; Ms. Evans - yes). MOTION PASSED

Mr. Cloutier moved to allow the Chair of the Board to sign the Decision for the Board. Mr. Landry seconded the motion. The Board voted in favor of the motion 4-0-0 (roll call: Mr. Nottonson – yes; Mr. Landry – yes; Mr. Cloutier – yes; Ms. Evans - yes). MOTION PASSED



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Mr. Landry moved to close the public hearing. Mr. Cloutier seconded the motion. The Board voted in favor of the motion 4-0-0 (roll call: Mr. Nottonson – yes; Mr. Landry – yes; Mr. Cloutier – yes; Ms. Evans - yes). MOTION PASSED

The Board took a brief recess at 7:34 pm.

Mr. Landry recused himself from the meeting at approximately 7:35 pm.

The Board called the meeting back to order at approximately 7:40 pm.

Mr. Meyers arrived to the meeting 8:47 pm.

- **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>

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 Nowicke, Langan Engineering & Environmental Services; Anthony Vivirito, The Architectural Team, Inc.

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

Ms. Garrahan introduced members of the National Development Project Team that were present for the public hearing. Ms. Garrahan further provided a brief update on the advances of the project since the last public hearing on January 14, 2026, which included meetings with abutters, filing of an Approval Not Required (ANR) Plan of Land Application, and filing a Stormwater Management Permit.

Ms. Snyder presented a series of presentation slides which reflect work by the National Development Project Team since January 14, 2026, public hearing. The presentation included information about trash operations and rooftop mechanical equipment.

- **Trash Operations**: Ms. Snyder explained the trash area would be located on the west side of the building in an alcove, with direct indoor access to avoid unnecessary opening of outdoor gates. The facility would use standard bins rather than compactors, and pickup would comply with town ordinances regarding hours. Ms. Snyder stated that the team was exploring newer technologies that might eliminate backup alarms on trash trucks, though this could not be guaranteed.



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- **Rooftop Mechanical Equipment:** Ms. Snyder explained that while detailed mechanical plans were not yet available, the National Development Project Team has prepared preliminary layouts and sections showing sightlines from neighboring properties. Ms. Snyder requested that the Board consider including conditions in the decision that would require screening of equipment visible from 250 feet away, with plans to be submitted prior to building permit issuance.

Ms. Evans requested comments from Board members. Members of the Board discussed the need for the screening of rooftop mechanical equipment, which included appropriate distance parameter to protect abutter’s views. Further the Board discussed trash management, which included working with the Board of Health.

Ms. Garahan provided a brief review of the draft decision, outlining several requested amendments.

Mr. Nottonson expressed concern about rooftop mechanical equipment potentially ruining the aesthetic of buildings, noting previous projects where this had occurred. Mr. Cloutier referenced another National Development project in Natick where mechanical equipment was successfully screened and not visible from surrounding areas.

Mr. Nottonson further requested additional consideration for the applicant reviewing the project regarding trash collection locations.

The Board and the National Development Project Team discussed in detail the rooftop mechanical equipment and trash collection management.

The Board and the National Development Project Team reviewed the draft decision.

Ms. Evans opened the floor for public comment. The following

- Joanne Borrows of 11 Lakeshore Road, provided compliments to the National Development Project Team for their willingness to work with the abutters.

Mr. Cloutier moved to continue the public hearing to February 11, 2026. Mr. Meyer seconded the motion. The Board voted in favor of the motion 4-0-0 (roll call: Mr. Nottonson – yes; Mr. Meyer – yes; Mr. Cloutier – yes; Evans - yes). MOTION PASSED

5. Adjournment

Mr. Cloutier moved to adjourn the meeting. Mr. Meyer 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; Evans - yes). MOTION PASSED

Meeting adjourned at 9: 13 pm

The meeting minutes of January 28, 2026, were approved by the Planning Board on March 11, 2026