

**Natick Planning Board
Hybrid (In-Person and Remote)
February 1, 2023**

Chair Andrew Meyer called the meeting to order at 7:01 PM. Members present were Glen Glater, Teresa Evans, Peter Nottonson, and Douglas Landry; and Associate Member Chris Therrien. Also present was Community & Economic Development Director Amanda Loomis.

Public Speak: *None*

Public Hearings – Development Projects

0 Magnolia: application of Magnolia Lake Front, LLC (Jared Gillett) for a definitive subdivision plan. Project will include creating two new lots (a total of three buildable lots), construction of a new roadway, and installation of associated infrastructure and landscaping. (*contd. from 1/18/22*)

Ms. Loomis said the applicant wished to continue the hearing without testimony to March 1 and had provided a 60-day extension of time. The original hearing opened on October 12, and this would be his second 60-day extension

Ms. Evans and Mr. Glater said the application ought to be denied without prejudice. Mr. Meyer said the applicant ought to have one more chance to provide the documents required before the application is denied without prejudice.

Ms. Loomis said she would advise parties of interest and abutters that a substantive meeting was planned for March 1.

Ms. Evans moved for a continuance to March 1, 2023, seconded by Mr. Landry, with the caveat that the applicant must be in a position to move the application forward. Mr. Glater moved to deny the application without prejudice, seconded by Mr. Nottonson. On Ms. Evans' motion, roll call vote 3-2 (Glater, Nottonson). MOTION PASSED

1 Superior Drive: *Application of Superior Drive Hotel Owner, LLC, c/o XSS LLC for modification of the overall site plan and to previously approved decisions PB-12-17; PB-14-17; PB-27-18; PB-17-19.* (*contd. from 1/18/22*)

Ms. Loomis said the applicant requested a continuance without testimony to February 15.

Ms. Evans moved for a continuance to February 15, 2023, seconded by Mr. Landry. Roll call vote 5-0. MOTION PASSED

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Residential Cluster Development: *No discussion*

Use Regulation Table

Documents: 01.09.2022 Table of Use memo parts 1-4.docx

Ms. Loomis summarized the need to revise the use regulation table and sought Board input. She outlined a four-part approach. The first part would change the notation letters from P-O-A to Y-N-SP. The second part would deal with the use table's footnotes. Ms. Evans said she believed correction of scrivener's errors did not need Town Meeting approval. She supported a four-part approach, which would allow more complex parts of the revision to be presented to Town Meeting separately.

Mr. Glater asked if parties of interest might offer comment before a Board-sponsored article went to Town Meeting. Ms. Evans suggested they do so at the Board's public hearing.

Ms. Evans moved to sponsor the article for the first phase of changes to the Use Table, seconded by Mr. Glater. Roll call vote 5-0. MOTION PASSED

General Housekeeping

Document: 12.19.2022 Site Plan Review Requirements.docx

Ms. Loomis noted the need to clean up language in the Zoning Bylaw so that the site plan review process did not inherently lead to an application for a special permit. Mr. Glater asked if the proposed amendment altered any of the current projects before the Board. Ms. Loomis said it did not.

Mr. Landry asked why this bylaw needed amendment. Ms. Evans said it was because not all projects requiring site plan approval need special permits. Mr. Landry said leaving the language as-is is what most Massachusetts communities have in their own bylaws.

Mr. Landry asked if site plan review specified requirements on their own in the bylaws. Ms. Evans cited the page number of the bylaw that specified the required documents.

Mr. Landry said if they planned to tackle the outdated language that tied site plan review to special permits, they ought to fix all of them at once. Mr. Meyer spoke in favor of amending the language in a standalone article not linked to other zoning or Zoning Bylaw changes. Ms. Loomis suggested the Board discuss this further on February 15.

Highway Mixed-Use I (HM-I) Zoning District

Documents: HM 1 Zoning 01.31.2023.docx, 01.31.2023 Intensity Regulations by Zoning District HM-I.docx

Ms. Loomis reviewed the mix of IN-II and HM-I zoning in the area of the MathWorks lakeside campus on Superior Drive. She said the proposed article would change the zoning of 24 Superior Drive to from IN-II to HM-I.

Ms. Evans suggested the Board proceed with caution with this proposed article, as it appeared to be specific to one property owner. Mr. Meyer raised concern about the Board sponsoring the article and suggested it have another sponsor.

5. Other: Potential Zoning Articles

Document: 01.31.2023 Definitions

Ms. Loomis reviewed the Massachusetts Bay Transportation Authority (MBTA) Communities Act, which would allow a simple majority vote on as-of right housing with a half-mile of an MBTA node. Natick had to file an action plan following guidelines that were issued in 2022 and would be obligated to implement the action plan by the end of 2024. This was one reason for a proposal to establish a second definition of mixed-use in the Zoning Bylaw that incorporated a specific reference to residential mixed-use.

Ms. Loomis noted that in its action plan Natick would be required to identify an area or areas that could accommodate 2236 as-of-right housing units.

Planning Board Business: *None*

Mr. Nottonson moved to adjourn at 8:24 PM, seconded by Mr. Glater. Roll call vote 6-0.
MOTION PASSED