



Town of Natick – Natick Planning Board

Meeting Minutes of February 11, 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; Andrew Meyer, Clerk (virtual); Alan Cloutier. Also present was Amanda Loomis, Director of Community and Economic Development

Ms. Evans opened the public hearing at 7:05 pm on Wednesday, February 11, 2026

1. Public Speak

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

2. Approval Not Required (ANR)

- **5 Lakeshore Road (18-0000052), 208 North Main Street (18-0000055), 212 North Main Street (18-0000056), 214 North Main Street (18-000056A and 18-000056B), 218 North Main Street (18-00005859), 220 North Main Street (18-0000062), and 0 Vesta Road (18-68C)**
 - Application: Approval Not Required
 - Project Information can be viewed on OpenGov at <https://natickma.portal.opengov.com/records/225718>

In attendance for the public hearing for the project team (“National Development Project Team”): Katie Britt-Snyder, National Development

The Board reviewed an ANR plan for the consolidation of lots at 5 Lakeshore Road (18-0000052), 208 North Main Street (18-0000055), 212 North Main Street (18-0000056), 214 North Main Street (18-000056A and 18-000056B), 218 North Main Street (18-00005859), 220 North Main Street (18-0000062), and 0 Vesta Road (18-68C).

Ms. Britt-Snyder provided a brief overview of the Approval Not Required (ANR) process, which consolidates multiple lots into a single parcel to facilitate the proposed development. Additionally, the ANR will resolve a title discrepancy regarding a small parcel of land known as a “tail,” which will be officially designated as Town of Natick property.

Mr. Cloutier requested clarification regarding the “tail” and access to the Town’s land known as Mary Bunker.

Mr. Meyer acknowledged the February 9th Letter from Mr. McDowell, Town Engineer.

Mr. Cloutier moved that the Board vote to endorse the ANR Plan of Land, as presented. Mr. Meyer seconded the motion. The Board voted in favor of the motion 3-0-0 (roll call: Mr. Meyer – yes; Mr. Cloutier – yes; Ms. Evans - yes). MOTION PASSED

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

- **19 Strathmore Road (Map 24, Lot 90G)**
 - Application: Special Permit Adult Day Care Facility (§III-A.2.D11, §VI-DD) and Site Plan Review (§IV.B, §V-D, §VI-DD)
 - Project Description: Reuse of the existing commercial structure for an Adult Day Care Facility
 - Project Number: PB-26-1



Town of Natick – Natick Planning Board

Meeting Minutes of February 11, 2026

- Advertised in MetroWest Daily News: January 28, 2026; and February 4, 2026
- Project information can be viewed on OpenGov at <https://natickma.portal.opengov.com/records/225709>

In attendance for the public hearing for the project team (“19 Strathmore Road Project Team”): Alex Mulcahy, esq., South Natick Law; Max Mazaev, Applicant; and Anna Nikaeva, Applicant

Mr. Meyer read the legal notice into the record to open the public hearing for the project at 19 Strathmore Road.

Mr. Mulcahy represented Attorney George Richards, stating that the applicants currently operate an adult daycare facility at 17 Strathmore Road and are seeking to expand their operations to 19 Strathmore Road. He requested several waivers from the application requirements, noting that no exterior changes would be made to the existing commercial building.

The Board asked for clarification regarding the waivers requested by Staff. Ms. Loomis provided an overview of the requested waivers.

The Board discussed the waiver requests.

- Mr. Cloutier reviewed his observations regarding traffic and parking operations for the business located at 17 Strathmore Road. He sought clarification on how many years the owner has been operating at this address. Mr. Mazaev confirmed that the business has been in operation for 16 years.
- Mr. Meyer raised concerns about the potential decision to waive the reviews of drainage, landscaping, and lighting. He emphasized that this is an opportunity to ensure that the existing drainage system is functioning properly and to consider updates to the property.

Mr. Cloutier moved to continue the public hearing to February 25, 2026. Mr. Meyer seconded the motion. The Board voted in favor of the motion 3-0-0 (roll call: Mr. Meyer – yes; Mr. Cloutier – yes; Evans - yes). MOTION PASSED

- **5 Lakeshore Road (18-0000052), 208 North Main Street (18-0000055), 212 North Main Street (18-0000056), 214 North Main Street (18-000056A and 18-000056B), 218 North Main Street (18-00005859), and 220 North Main Street (18-0000062)**
 - 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”): Katie Britt-Snyder, National Development; Kristen Hook, Benchmark Senior Living; and Anthony Vivirito, The Architectural Team, Inc.



Town of Natick – Natick Planning Board

Meeting Minutes of February 11, 2026

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

Ms. Britt-Snyder provided an overview of the project since the last public hearing, specifically addressing the work on trash collection and rooftop mechanical equipment.

Mr. Cloutier requested that the National Development Project Team reach out to the neighbor at the corner of North Main Street and Lakeshore Road about the relocation of the trash collection area.

Mr. Cloutier moved to continue the public hearing to February 25, 2026. Mr. Meyer seconded the motion. The Board voted in favor of the motion 3-0-0 (roll call: Mr. Meyer – yes; Mr. Cloutier – yes; Evans - yes). MOTION PASSED

4. Planning Board Business

- Any other business identified by members of the Planning Board

Ms. Evans briefly mentioned that the Community Economic Development Department is forming a working group to re-envision traffic and daily life on Main Street in Natick. She inquired if any Board members would be interested in serving as representatives on this group.

5. Adjournment

Mr. Cloutier moved to adjourn the meeting. Mr. Meyer seconded the motion. The Board voted in favor of the motion 3-0-0 (roll call: Mr. Meyer – yes; Mr. Cloutier – yes; Evans - yes). MOTION PASSED

Meeting adjourned at 7:52 pm

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