

**Natick Planning Board  
Hybrid (In-Person and Remote)  
June 7, 2023  
Broadcast Live on Natick Pegasus**

Glen B. Glater, Chair, called the meeting to order at 7:02 PM. Members present were Peter Nottonson, Vice-chair; Teresa M. Evans, Clerk; Andrew Meyer; and Christine Therrien, Associate Member. Ms. Therrien stood in for absent member Douglas Landry. Also present was Community & Economic Development Director Amanda Loomis.

**Public Speak** - None

**Informal Discussion**

Informal discussion regarding potential project at 24 Superior Drive (17-0000005C), 1 Lakeside Campus Drive, U-3 (17-0000009A); 0 Lakeside Campus Drive (17-0000009D); 0 Lakeside Campus Drive (17-00000008); 0 Lakeside Campus Drive (25-00000275)

Representing MathWorks for the discussion: Craig Lizotte, MathWorks; and Attorney Kathy Garrahan, Bowditch & Dewey

Mr. Lizotte provided a brief update on the proposed future expansion of the MathWorks Lakeside campus. He believed it would be timely for MathWorks to meet a working group of the Planning Board to help refine the planned expansion. Board members welcomed the idea but suggested the working group's composition be postponed until a meeting where Mr. Landry was present.

**Public Hearings – Development Projects**

**26 Union Street (44-00000261), 32 Union Street (44-00000260), and 34 Union Street (44-00000259)** (cont. public hearing from May 24, 2023): Application of 26A Union Street, LLC for modifications to a previously approved Planning Board decision (7-2022) for Site Plan Review (§VI-DD), Special Permit for Use (§III-1.2 Independent Senior Living Overlay Option – ISLOOP). The Applicant proposes to increase the footprint and number of units, along modifications to previously approved amenities.

Representatives for the project were not present at the public hearing.

Ms. Loomis reviewed the draft decision that was circulated on June 6 and updated this afternoon. She noted that the July 2022 Planning Board decision (7–22) being modified here had not been recorded at the Registry of Deeds. Board discussed potential issues with the July 2022 decision not having been recorded.

Mr. Nottonson requested clarification regarding the need for conditions from the prior decision to be detailed in the modified decision. Ms. Loomis suggested making the recording of the prior decision a condition of this decision, which Mr. Glater supported. He asked Ms. Loomis to modify the draft decision accordingly.

Ms. Evans moved to continue the public hearing to June 21, 2023, seconded by Ms. Therrien. Roll call vote 5-0-0. MOTION PASSED

**1298 Worcester Street (PB-23-09)** (*cont. public hearing from May 24, 2023*): Application of HC Atlantic Development LP, c/o H Cohen Assoc. Inc. the modification of a previously approved Planning Board decision for Site Plan Review per §III.A., IV.B, VI-DD, 320-329 of the Natick Zoning Bylaw. The Applicant propose to divide the existing Christmas Tree Shop (CTS) into two units to allow for a new retail store (Mom's Organic Market) to locate in Sherwood Plaza.

Peter Lewandowski, LR Design Inc., represented the applicant before the Board. He presented revised plans based on a site visit with Deputy Police Chief Brian Lauzon. Mr. Lewandowski said the plans included a five-foot wide crosswalk, altered bollard locations, and planter modifications. In response to a question raised by Mr. Nottonson at the May 27 public hearing, Mr. Lewandowski presented the details of the **façade overhang**.

Ms. Evans requested clarification regarding outdoor sales. Mr. Lewandowski stated that the management of outdoor sales would be a separate process, looking at the entire property.

Mr. Meyer requested clarification regarding planters, pedestrian movement, management of shopping carts within the parking field, and storage of for-sale items outside of the store. Ms. Therrien followed up on Mr. Meyer's statements regarding shopping carts.

Mr. Glater asked that bollards be placed so that they protected the storefront. He asked Mr. Lewandowski to analyze the potential inclusion of shopping cart corals, citing successful examples in other grocery stores. Mr. Lewandowski said that the applicant had not done a parking count that would determine whether parking spaces lost to a cart corral would adversely affect the minimum parking space requirement. He questioned whether the Board would be amenable to either a cart coral or an employee who would manage the shopping carts. Board members expressed a preference to cart corals.

Ms. Evans moved the public hearing to continue the public hearing to June 21, 2023, seconded by Mr. Nottonson. Roll call vote 5-0. MOTION PASSED

**Open public hearing, 7:00 PM - 1350 Worcester Street/3 Dean Road (PB-23-12)**: *Application of HC Atlantic Development LP, c/o H Cohen Assoc. Inc. for approval of a Special Permit with Site Plan Review per §329.1, VI-DD.2.B.a, and VIDD.2.B.c; Special Permit for increase to FAR in the RC District of the Highway Overlay District regulations per §324.2 to allow FAR up to 0.50; determination relative to pursuant to §325.322; an Aquifer Protection District (APD) Special Permit per §III-A.5; and waivers. The project includes razing an existing structure and construction of a new structure.*

Present: Attorney Kathy Garrahan, Bowditch & Dewey; David Pratt-Cohen, HC Atlantic Development LP; Joseph Losanno, PE, DGT Associates (engineer); and Jennifer Luoni, DACON (architect)

Ms. Evans read the Public Hearing Notice into the record.

The Applicant's team reviewed a slide presentation, "ABI-LAB3, 1350 Worcester St (Dean Rd)", dated June 7, 2023. The presentation reviewed the project team, compliance with the Natick Zoning Bylaw, site and architectural plans, and information on the community that HC Atlantic Development is trying to create for existing and future tenants of this area.

Mr. Meyer expressed his appreciation for the siting of the structure, the screening, overall site design, and creation of a sense of community. He asked for clarification regarding the request to increase the Floor Area Ratio (FAR) in exchange for mitigation funds for land and open space within Natick.

Ms. Evans followed up on Mr. Meyer's statement regarding FAR funds. She was also interested in site circulation, connectivity, and alternative (non-automobile) access to the site as part of the industrial park. Ms. Evans noted the potential for future uses of the site and adjoining land, including the retail space at Sherwood Plaza.

Mr. Glater complimented the applicants on using native plantings but requested a substitution for the arborvitae. He expressed concern about potential noise impacts of the building's mechanical system on guests at the adjoining hotel abutter and the need for screening.

Mr. Pratt-Cohen asked the Planning Board to consider setting up a working group to help guide project development. Mr. Glater said he would hold off populating a working group until a meeting where Mr. Landry was present.

Mr. Glater asked for public comment. There was no public comment.

Ms. Evans moved to continue the public hearing to June 21, 2023, seconded by Mr. Nottonson. Roll call vote 5-0-0. MOTION PASSED

### **Planning Board Business**

#### *Meeting Minutes*

Ms. Evans moved approval of the Planning Board minutes of June 22, 2022, and April 26, 2023, seconded by Ms. Therrien. Roll call vote 5-0. MOTION PASSED

### **Adjournment**

*Mr. Nottonson moved to adjourn the meeting at 8:56 PM. Ms. Evans seconded the motion. The Planning Board voted 5-0-0 in favor of the motion. MOTION PASSED*