

TOWN OF NATICK ZONING BOARD OF APPEALS

COMPREHENSIVE PERMIT APPLICATION pursuant to M.G.L. Ch. 40B, §§ 21-23

APPLICANT: Stonegate St. Patrick LLC
c/o Stonegate Group LLC
235 West Central Street
Natick, MA 01760

SUBJECT PROPERTIES: 45 East Central Street, Natick, MA 01760
Assessors Map 44, Lot 180

4 Lincoln Street, Natick, MA 01760
Assessors Map 44, Lot 181

6 Lincoln Street, Natick, MA 01760
Assessors Map 44, Lot 182

5 Wilson Street, Natick, MA 01760
Assessors Map 44, Lot 195

ZONING DISTRICTS: Downtown Mixed Use (DM)
Residential General (RG)
Aquifer Protection Overlay District

PROJECT NAME: Stonegate St. Patrick Mixed Use Development

An Original and nine (9) Copies

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1. Application
 - a. Project Description
 - b. Standing and Status
 - c. Description of Existing Conditions
 - d. Requested Relief
 - e. Conclusion

2. Development Agreement
 - a. Development Agreement dated February 5, 2020
 - b. First Amendment to Development Agreement dated September 2020
 - c. Second Amendment to Development Agreement dated July 28, 2021

3. Deed
 - a. Quitclaim Deed recorded 07/27/2015 at Middlesex Country Registry of Deed at Book 65800, Page 373
4. Zoning By-Law Amendment (re: 45 E. Central Street)
 - a. 2020 Fall Annual Town Meeting Warrant – Article 1 Summarized
 - b. Memorandum from Community & Economic Development dated December 30, 2020 confirming Zoning Articles approved at 2020 FATM
 - c. Letter dated March 5, 2021 from Commonwealth of Massachusetts Attorney General’s office confirming approval of Article 1
 - d. Letter dated April 28, 2021 from Commonwealth of Massachusetts Attorney General’s office re: reduced parking requirements in DM district
5. Project Eligibility Letter (“PEL”)
 - a. PEL dated September 27, 2021 from the Commonwealth of Massachusetts Department of Housing & Community Development
 - b. Town of Natick Select Board Letter of Support dated April 21, 2021
 - c. Natick Affordable Housing Trust Fund Letter of Support dated April 22, 2021
6. Assessor’s Map and Arial View
 - a. Aerial view of Subject Properties / Project Site
 - b. Natick Assessors Map
7. Perspective Views (Renderings)
 - a. E. Central Street View
 - b. Lincoln Street View
 - c. Wilson Street View
8. Tabulations
 - a. Finegold Alexander Architects Multi-Family Matrix October 8, 2021
 - b. Finegold Alexander Architects Townhomes Matrix October 8, 2021
9. Stormwater Management
 - a. VHB Stormwater Management Memorandum dated October 13, 2021
10. Traffic Study
 - a. VHB Transportation Impact & Access Study dated October 8, 2021
11. Comprehensive Permit Plan Package dated October 8, 2021
(full size plans submitted under separate cover)
 - a. VHB Civil Plans dated October 7, 2021, including the following plans: Layout & Materials; Grading, Drainage, and Erosion Control; Utility; Site Details; and Landscaping.
 - b. Corrected Parking Summary Chart

- c. Eaglebrook Engineering Existing Conditions Survey dated June 10, 2016
- d. Finegold Alexander Architects Plans dated October 8, 2021, including the following Plans: Parking; Levels; Exterior Elevations; Sections, Typical Townhome Plans; Typical Unit Plans.

12. Abutters List