

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 (the “**Project**”)

1. APPLICATION

(a) PROJECT DESCRIPTION:

This is an application pursuant to M.G.L. Chapter 40B, § 21-23 (the “**Statute**”) for a Comprehensive Permit for the redevelopment of the 1.88 acres, four-parcel site located at 45 East Central Street, 4 Lincoln Street, 6 Lincoln Street, and 5 Wilson Street, Natick, MA (the “**Project Site**”). The applicant and developer of the Project Site is Stonegate St. Patrick LLC (the “**Applicant**”).

The Applicant’s proposed Project consists of fifty-four (54) residential rental units and approximately 14,320 square feet of retail/commercial space on the Project Site. Forty-six (46) of the residential units and the commercial space will be located in the four-story

mixed-use building on East Central Street. The remaining eight (8) residential units will be in four townhomes located in the rear of the Project Site; two townhomes along Lincoln Street and two townhomes along Wilson Street. The residential rental units will consist of a mix of one bedroom, two-bedroom, three-bedroom, and four-bedrooms units.

Twenty-five percent (25%) of the residential rental units will be affordable units, with eleven (11) units affordable at 80% of the Area Median Income (“AMI”), adjusted for household size, as determined by the U.S. Department of Housing and Urban Development, and three (3) units affordable at 30%-50% of AMI. The forty (40) remaining residential rental units will be market rental units. All fifty-four (54) residential rental units will be eligible for inclusion in the Town of Natick’s subsidized housing inventory.

The Project will also include a total of eighty-six (86) parking spaces on the Project Site. Fifty-one (51) of which will be in a garage below the mixed-use multi-family building and nineteen (19) spaces at grade. There will be an additional sixteen (16) parking spaces at grade serving the townhomes. With the passage of Zoning Article 6 at the 2020 Fall Annual Town Meeting and subsequent approval of Article 6 by the Commonwealth of Massachusetts Attorney General’s office on April 28, 2021, see Section 4 of this Application, a parking waiver will not be required for the Project as a result of the reduced parking requirements in the DM district.

This proposed Comprehensive Permit Project has the full support of the Natick Select Board as evidenced by (i) the Stonegate St. Patrick Development Agreement, (ii) the Select Board’s sponsorship of the successful rezoning Article #1 at the Natick 2020 Fall Annual Town Meeting, and (iii) the Select Board’s April 21, 2021 letter to the Department of Housing & Community Development supporting Stonegate St. Patrick’s Local Initiative Program (“LIP”) application. All the aforementioned documents are included in Sections 2, 4, and 5 of this Application.

(b) STANDING AND STATUS:

The Applicant meets the jurisdictional requirements of the Massachusetts Comprehensive Permit Regulations and has standing before the Zoning Board of Appeals, based on the following:

a) Limited Dividend Organization

The Applicant, Stonegate St. Patrick LLC, is a limited liability company formed solely for the redevelopment of the Project Site and intends to enter into a Regulatory Agreement with the Commonwealth of Massachusetts Department of Housing & Community Development (“DHCD”) prior to the start of construction. Therefore, pursuant to the Statute, and the regulations, 760 CMR 56.04(1)(a), the Applicant is an eligible to apply for a Comprehensive Permit.

b) Control of the Land

The Applicant purchased the 1.88 acre, four parcel Project Site from the Roman Catholic Archbishop of Boston on July 27, 2015. A copy of the deed to the Applicant, Stonegate St. Patrick LLC, is attached in Section 3 of this Application. Thus, the Applicant has control of the land, as required by the regulations, 760 CMR 56.04(1)(c).

c) Project Eligibility

The applicant has received a Project Eligibility Letter (“**PEL**”) from DHCD dated September 27, 2021, a copy of which is in Section 5 of this Application.

(c) DESCRIPTION OF EXISTING CONDITIONS:

The four-parcel Project Site was formerly owned by the Roman Catholic Archbishop of Boston for use by the St. Patrick’s Catholic Church Parish, located directly across East Central Street. Past uses of the site and its’ structures have included a parochial school, convent, a funeral home, and a two-family home with a small former barn. The school and convent have long been closed. The former funeral home, two-family home and associated barn have since been demolished. The site has been substantially vacant for well over a decade.

The site is favorably located within a half mile of the local commuter rail station, Natick Center, and a two-minute walk from MBTA bus lines. The commercial center of Natick is located along the blocks adjoining the site. The Town Common is a two-minute walk from the site. At the same time, Wilson and Lincoln Streets, which bound the site as noted above, are residential streets and lead into a well-established residential neighborhood.

(d) REQUESTED RELIEF FROM LOCAL BY-LAWS, RULES AND REGULATIONS:

Pursuant to the Town of Natick Zoning Map, and decision at the Natick 2020 Fall Annual Town Meeting on October 27, 2020 (see Section 4 of this Application), the Project Site is located within three zoning districts: DM (Downtown Mixed Use), RG (Residential General), and the Aquifer Protection Overlay District. The Project Site does not contain any wetlands and is not located within a local historical district.

Note that pursuant to 760 CMR 56.05(7), waivers are not needed from special permit provisions of a zoning bylaw, but only from the requirements of the underlying as of right zoning provisions.

Special permits that would otherwise apply to this Project include:

Section III.A.5.6(d) Requirement to obtain a special permit for any lot proposed to be more than 20 percent impervious and requiring that water be recharged to the aquifer (approximately 45 percent of the DM site will be impervious).

Section III-E Downtown Mixed-Use District – Use allowed by granting of Special Permit – Multi-Family Dwellings

Applicant respectfully requests variances and/or waivers from the following:

Section III-E.3(d) Height requirement (approximately 55’ feet rather than the 50’ feet maximum allowed).

Section IV- A.6 Prohibition on shared driveways for residential structures (multiple primary residential structures and accessory garage will share driveways and drive aisles as shown on the Site Plans).

Section IV-B Frontage requirements (frontage will be 91 feet rather than the 100 feet required in the RG district).

Section V-D 19 (a) and (b) Submission of a separate Off-Street Parking and Storage Plan since the information is shown on the Site Plan.

The Applicant is also seeking Site Plan Approval for improvements shown on Site Plan pursuant to Section VI-DD.

Additionally, the Applicant respectfully requests that the Board grant such other variances, waivers, and approvals as required by this Project.

(e) CONCLUSION:

For all the above reasons, the Applicant respectfully submits that the proposed project will create significant additional and affordable rental units to Natick with no adverse impact to the area, that the relief requested should be granted, and that a Comprehensive Permit should be issued, and the other permits described above modified as requested in this Application.

Dated: October 19, 2021

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