



**TOWN OF NATICK
MEETING NOTICE**

POSTED IN ACCORDANCE WITH THE PROVISIONS OF M.G.L. CHAPTER 30A, SECTIONS 18 - 25

NATICK PLANNING BOARD

**Ed Dlott Meeting Room
Town Hall**

**Wednesday, March 23, 2016
7:30 PM**

AGENDA

Public Speak

A period of time not to exceed 15 minutes at the beginning of every Planning Board public meeting for those who wish to voice an opinion or concern to the Planning Board on any issue not on the agenda

Project Updates/Information/Signage

- 1. Lookout Farm: Update on Farm Activities**
- 2. Heavey Estates: ANR Plan and Lot Release**

Public Hearings

3. Site Plan Review: Brown Elementary School/ 1 Jean Burke Drive (continued from 3/9/16): Application for Site Plan Review: construction of a modular classroom addition to Brown Elementary School consisting of 8 modular units which make up 6 new classrooms totaling 7,035 square feet

4. Modification of Site Plan Approval and Special Permit: Wegmans/1235-1245 Worcester Street (continued from 3/9/16): Application for Wegmans grocery store which will include interior renovations, signage, and façade enhancements.

5. Special Permit for Use and Signage Special Permit: 27 Natick LLC and FRLP Nine Twenty-Seven LLC/219 North Main Street and 840 and 841 Worcester Street (continued from 3/9/16): Application to use a portion of the property for “greenhouse, nursery, or truck garden” use and a Comprehensive Sign Plan

6. Site Plan Review and Special Permits: 27 LLC and FRLP Nine Twenty-Seven LLC/219 North Main Street and 840 and 841 Worcester Street (continued from 3/9/16): Application for Site Plan Review; modification of Site Plan Review and Special Permit; Special Permit for Health Care Professional office use; Aquifer Protection District Special Permit: construction of an approximately 2,026 square foot restaurant with a drive up facility and conversion of approximately 4,030 square feet of existing space to health care professional office space and associated site improvements.

7. 2016 Spring Town Meeting Warrant Article 25: Change to a Definition in the Zoning Bylaw (continued from 3/9/16): amend or change the definition of “Open Space Public Benefit Amenity”

8. 2016 Spring Town Meeting Warrant Article 30: Reorganization of Zoning By-Laws (continued from 3/9/16): amend and recodify the Zoning Bylaw

9. 2016 Spring Town Meeting Warrant Articles: Discussion/Recommendations:

- a) Article 26** Home Rule Petition: Simplified Street Acceptance Process
- b) Article 29** Acquisition of 22 Pleasant Street
- c) Article 31** Hear Report, Extend Term and Appropriate Funds for Tiny House Study Committee
- d) Article 37** Appropriate Funds for Development of a Comprehensive Master Plan

10. 2016 Special Town Meeting #1 (April 12, 2016): Discussion/Recommendations:

- a) Article 2** Acquisition of the So-Called Wonderbread Spur
- b) Article 3** Acquisition of the CSX Saxonville Branch

Planning Board Business

- 11.** Discussion: Master Plan Update
- 12.** Discussion: Planning Board Process & Procedures
- 13.** Discussion: General Updates from Community & Economic Development Staff
- 14.** Minutes
- 15.** ZBA Cases
- 16.** Kennedy School Building Committee – Planning Board’s Appointment