Zoning Board of Appeals

Natick Town Hall
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Natick, MA 01760

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Meeting Agenda
Monday, August 17, 2015 @ 7:30PM
3rd Floor Training Room – Town Hall – 13 East Central Street

Hearings:

7:30PM	**Case #2006-046 - 28-34 and 36 Lincoln Street - 34 Lincoln Street, Inc. dba Riverbend of South Natick** The case has been remanded back to the Zoning Board for further consideration whether the proposed changes in the existing structure are "substantially more detrimental to the neighborhood." The Petitioner is requesting the necessary permission and/or relief to (i) raze the (condemned) structure located on Parcel 2; (ii) construct a new "wing" on the nursing home located on Parcel 1; and (iii) confirm the continued legal use of parking as presently configured. **Case #2015-008 – 19 Eliot Street – Mechanics Guild, LLC** The Petitioner is requesting a Use Variance and/or the required relief in order to construct a second dwelling containing two (2) "age in place" condominium units. **CONTINUED FROM 3/23/15 TO 4/13/15 TO 5/18/15 TO 6/22/15 TO 7/27/15 TO 8/17/15** **DECISION EXTENDED FROM 6/3/15 TO 7/21/15 TO 8/18/15** **Case #2015-019 – 23-31 South Main Street – Natick Common Residences, LLC** The Petitioner is requesting a Special Permit and/or the relief required by the Board for the redevelopment of the site and construction of a new five (5) story mixed use structure to include 4,000+ sq ft of commercial/retail space on the first floor and 39 multi-family dwelling units on the 2nd through 5th floors. **CONTINUED FROM 6/22/2015 to 7/13/25 to 8/17/15**
7:40PM	**Case #2015-025 – 17 Oak Knoll Road – Peter Langan** The Petitioner is requesting a Chapter 40A, Section 6 Finding and/or the required relief in order to raze the existing garage structure and construct a new garage with the same footprint.
7:50PM	**Case #2015-026 – 21 Euclid Avenue – Kevin Griffin** The Petitioner is requesting a Chapter 40A, Section 6 Finding and/or the required relief in order to raze the existing structure and construct a new single family dwelling on a pre-existing, non-conforming lot.
8:00PM	**Case #2015-027 – 76 Kendall Lane – Dan Brown** The Petitioner is requesting a Chapter 40A, Section 6 Finding and/or the required relief in order to raze the existing structure and construct a new single family dwelling on a pre-existing, non-conforming lot.
8:10 PM	**Case #2015-028 – 162 Cottage Street – Brendon Properties Four Realty Trust** The Petitioner is requesting a Dimensional Variance and/or the required relief in order to continue construction of a new single family dwelling.
8:20 PM	**Case #2015-029 – 30 Woodland Street – Joel Demasi** The Petitioner is requesting a Chapter 40A, Section 6 Finding and/or the required relief in order to construct a sunroom addition to the pre-existing, non-conforming structure
8:30 PM	**Case #2015-023 – 0 & 16 Tech Circle – Richard Gill** The Petitioner is requesting Site Plan Review, APD Special Permit and other such relief as the Board deems appropriate in order for the construction of a Building and Vehicle Storage. **CONTINUED FROM 7/27/15 to 8/17/15**

Any Other Business:

1. Review and approve minutes from the meetings held on July 13, 2015 and July 27, 2015.
2. Sign Decisions for 5 Commonwealth Road, 14 Mohegan Trail, 20 Chester Street and 15 North Pleasant Street.

Upcoming Meetings
September 21, 2015, October 19, 2015 and November 16, 2015

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TOWN CLERK NATICK