

**TOWN OF NATICK
MEETING NOTICE**

*POSTED IN ACCORDANCE WITH THE PROVISIONS OF M.G.L. CHAPTER 30A, SECTIONS 18 – 25, and held remotely for the public in accordance with Commonwealth of Massachusetts Actions Suspending Certain Provisions of the Open Meeting Law M.G.L c. 30A, Section 20.
Per Julian Munnich, Chair*

NATICK PLANNING BOARD

VIRTUAL ZOOM MEETING ONLY	Wednesday, January, 5, 2022 6:30 PM
Zoom Meeting – Remote Participation To Join Meeting: <ul style="list-style-type: none">- If you have access to a computer, go to https://us02web.zoom.us/j/86266487142- Use your computer’s audio (speakers & microphone) or phone (instructions on screen)- If unable to use a computer, call in to any one of the following numbers<ul style="list-style-type: none">+1 929 205 6099 US+1 301 715 8592 US+1 253 215 8782 US- If prompted, Enter Meeting ID 862 6648 7142 Alternatively, you may watch the meeting on the Pegasus channel and submit comments by email during the meeting to the following address: planning@natickma.org	

AGENDA

- I. 6:30 PM convene in Open Session**
- II. 6:30 PM move into Executive Session with the Select Board**

Pursuant to M.G.L. c. 30A, section 21 (a) (3), to discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the chair so declares NOTE: This portion of the meeting is not open to the public.

 - 1. Linda Valentin, et al v. Town of Natick, et al, C.A. No. 1:21-CV-10830-PBS**
- III. 7:30 PM Reconvene to Open Session**
- IV. Public Speak**

Any individual may raise an issue that is not included on the agenda and it will be taken under advisement by the Board. There will be no opportunity for debate during this portion of the meeting. Any individual addressing the Board during this section of the agenda shall be limited to five minutes.
- V. Project Updates / Information**
 - 1. 41/43 Summer Street Informal Discussion**

VI. Public Hearings

1. **Definitive Subdivision: Philip and Gail Rousseau/148 Mill Street** The Applicant is proposing the subdivision of the existing parcel into a roadway and 2 single-family lots. (cont. from 12/22)
2. **Special Permit and Site Plan Modification: Cloverleaf Limited Partnership/321 Speen Street** The Applicant is proposing to modify the approved site plan in connection with a storage facility in the space previously occupied by a Health and Fitness Club. (cont. from 12/22)
3. **ISLOOP Special Permit and Site Plan Review: Behrend Construction** The Applicant is proposing to construct an Independent Senior Living Overlay Option Plan (ISLOOP) under Section III-I.2 of the Natick Zoning Bylaw on property located at 26-34 Union Street Map 44 Lots 259, 260, & 261. (cont. from 12/22)
4. **Single Family Residential Cluster: Kerry Wu (Magnolia LakeFront LLC)/0 Magnolia Road:** The Applicant is proposing to construct a multifamily complex consisting of 8 units with a right of way cul-de-sac accessed from Magnolia Road
5. **Trask Inc. /76 & 82 Rockland Street (cont. from 12/22)**
 - **Preliminary Subdivision:** The Applicant is proposing a two lot Preliminary Subdivision
 - **Inclusionary Housing Special Permit:** The Applicant is proposing 10 units under the Inclusionary Housing Bylaw
 - **Townhouse Cluster Special Permit:** The Applicant is proposing a total of 14 units under the Cluster Townhouse Special Permit and Inclusionary Housing Special Permit.
6. **Site Plan Review: St. Benedict Classical Academy/89 Union Street** The Applicant is proposing to redevelop the property at 89 Union Street to operate an elementary school for children in pre-kindergarten through sixth grade. (cont. from 12/22)
7. **Site Plan Review, Special Permit, Signage Special Permit, and Waiver: Natick Mall, LLC & GS Portfolio Holdings II, LLC/330 Speen Street and 1235/1245 Worcester Street** The Applicant seeks a special permit for limited salesroom for motor vehicles; modification of existing site plan special permit Decision 16-04 as amended; wayfinding signage special permit; and waiver from landscape buffer requirement. (cont from 12/22)

V. Planning Board Business

1. Discussion: General Updates from Community & Economic Development Staff
2. Discussion: Proposed 2022 Spring Annual Town Meeting Zoning Articles
3. Minutes: December 29, 2021

VI. Adjournment