



NATICK PLANNING BOARD



VIRTUAL ZOOM MEETING ONLY

**Wednesday, January 19, 2022
7:00 PM**

Zoom Meeting – Remote Participation

To Join Meeting:

- If you have access to a computer, go to <https://us06web.zoom.us/j/83066967141>
- 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
 - +1 929 205 6099 US
 - +1 301 715 8592 US
 - +1 253 215 8782 US
- If prompted, Enter Meeting ID 830 6696 7141

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. 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.

II. Public Hearings:

1. **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 wavier from landscape buffer requirement. (cont. from 1/12)
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 1/5)
3. **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 1/5)
4. **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 1/5)

5. **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 1/5)
6. **Trask Inc. /76 & 82 Rockland Street (cont. from 1/5)**
 - **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.
7. **Single Family Residential Cluster: Pleasant Street Realty Trust LLC/0 Pleasant Street:** The Applicant is proposing to construct 12 Townhouses under the Single Family Residential Cluster Bylaw (cont. from 1/5)
8. **Single Family Residential Cluster: Kerry Wu (Magnolia Lake Front 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 (cont. from 12/22/21)

III. **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 and January 12, 2022

IV. **Adjournment**