



NATICK PLANNING BOARD



VIRTUAL ZOOM MEETING ONLY

**Wednesday, February 2, 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/84987846869>
- 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: 849 8784 6869

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. Project Updates / Information

1. **Signage Special Permit: GOLFTEC/1400 Worcester Street: The applicant is proposing 2 wall signs.**

III. Public Hearings:

1. **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 1/19)
2. **Trask Inc. /76 & 82 Rockland Street (cont. from 1/19)**
 - **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.

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 1/19)
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 1/19)
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 1/19)
6. **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 1/19)
7. **Public Hearing @ 7:00 PM: Special Permit, Site Plan Modification and Aquifer Protection Special Permit 1South Main Street** – The Applicant is proposing to add common area and leasable space to second floor and making some other minor adjustment to approved plans.
8. **Public Hearing @ 7:00 PM: Special Permit and Site Plan Approval to Construct an 8 Unit Townhouse Residential Building in the HOOP II District/ 23 Willow Street LLC.** The Applicant is proposing to redevelop an existing industrial site by demolishing the existing buildings and constructing a new building with 8 units, 2 of which will be affordable.
9. **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 1/19)

IV. Planning Board Business:

1. Discussion: General Updates from Community & Economic Development Staff
2. Discussion: Recommended Use of Prior Project Connectivity Funds
3. Discussion: Proposed 2022 Spring Annual Town Meeting Zoning Articles
4. Minutes: July 21, 2021, January 13, 2022, January 19, 2022

V. Adjournment