



**TOWN OF NATICK
MEETING NOTICE**

POSTED IN ACCORDANCE WITH THE PROVISIONS OF M.G.L. CHAPTER 30A, SECTIONS 18 – 25
Per Peter Nottonson, Chair

NATICK PLANNING BOARD

Ed Dlott Meeting Room
Town Hall
13 East Central Street, Natick, MA

Wednesday, February 5, 2020
7:30 PM

Amended 2/3/20

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. **Minor Modification of Site Plan Approval: Riverbend School/37 Eliot Street**
2. **Modification of Site Plan Approval and Special Permit: Aldi/321 Speen Street (Cloverleaf Mall)**: The project consist of modification of a portion of previously approved site plan and to the building façade to accommodate a new tenant, Aldi.
3. **Signage Special Permit: Eye Exam/1364 Worcester Street**: Application for a wall sign
4. **ANR Plan/3 Brigham Court & 151 East Central Street**
5. **Pleasant Street Residents: Historic Preservation Bylaw Discussion**

Public Hearings

6. **Modification of Site Plan Approval and Special Permit Decision 06-2001: Buy Buy Baby/1298 Worcester Street (cont. from 1/22/2020)**: The project consists of a façade change and signage
7. **Site Plan Review (Change of Use:) Sweetwaters Coffee & Tea/19 South Main Street (Public Hearing @ 7:30 PM)**: Conversion of existing retail space to restaurant use
8. **Site Plan Approval, Special Permit and APD Special Permit: Natick Mercantile Building LLC/7-19 Washington Street and 12 Clarendon Street (cont. from 1/8/2020)**: Application to demolish approximately 5,200 sq. ft. of the existing 6,500 sq. ft. structure and construction of a new multi-story building consisting of 3,025 sq. ft. of retail space on the first floor and five floors containing 24 multi-family dwelling units. Also proposed are 66 off-street parking spaces (20 at-grade and 46 in the proposed 13,872 sq. ft. garage) as well as other site improvements.
9. **Modification of Site Plan Approval (ZBA Decision 2015-018): Artisan Power LLC/8 Mercer Road (cont. from 1/22/20)**: The project consists of conversion of the existing 10,000 sq. ft. structure at 8 Mercer Road from museum use to office/flex space for up to 10 employees engaged in marketing and sales work for Artisan Power LLC. Also proposed are use of existing off-street parking spaces (30 at-grade) as well as other site improvements.
Review and sign decision
10. **Site Plan Review and Special Permit and APD Special Permit (Registered Marijuana Dispensary) (cont. from 1/22/2020): Bountiful Farms, Inc./13 Mercer Road (Public Hearing @ 7:30 PM)**: The project consists of distribution and/or retail sales of marijuana for medical use to qualifying patients. *Review and sign decision*

Planning Board Business

11. Discussion: 2020 Spring Annual Town Meeting Proposed Zoning Amendments:
 - Cluster Zoning Revision
 - Large Residential Addition Amendment
 - Residential Uses in Downtown Mixed Use Zoning District Amendment
 - Parking Standards in Downtown Mixed Use Zoning District Amendment
 - Other potential zoning amendments
12. Discussion: Additional meeting in March
13. ZBA Cases
14. Discussion: General Updates from Community & Economic Development Staff

The Planning Board reserves the right to consider items on the agenda out of order. Any times that may be listed on the agenda are estimates provided for informational purposes only. Agenda items may be taken up earlier or later than the stated time.

