



**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, March 4, 2020  
7:30 PM**

**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. **ANR Plan/104 West Central Street & 5 Cemetery Street**
2. **ANR Plan/265A & 265B Bacon Street**
3. **Signage Special Permit: Sweetwaters Coffee & Tea/19 South Main Street:** Application for façade sign
4. **Joel & Linda Valentin/50 Pleasant Street:** Informal Discussion
5. **Kevin Poulsen 41/43 Summer Street:** Informal Discussion

**2020 Spring Town Meeting Zoning Articles: Discussion**

- Article 27 – Downtown Mixed Use District (DM) Zoning,
- Article 30 – Single Family Residential Cluster Regulations
- Article 31 – Nonconforming Uses, Large Residential Additions
- Article 37 – Home Occupation/Customary Home Occupation Dog Kennels
- Article 38 – Home Occupation Dog Kennel Zoning
- Article 39 – Repeal Historical Preservation Smaller Estates Amendment
- Article 40 – Modify Historical Preservation Bylaw Amendment

**Public Hearings**

6. **Site Plan Approval, Special Permit and APD Special Permit: Natick Mercantile Building LLC/7-19 Washington Street and 12 Clarendon Street (cont. from 2/5/2020):** 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.

**Planning Board Business**

7. Discussion: General Updates from Community & Economic Development Staff
8. Discussion: Planning Board Process & Procedures
9. Decisions: Alchemy/62 Worcester Street; Setting the Space/329 Speen Street; Eye Exam/1364 Worcester Street; Riverbend School/37 Eliot Street
10. ZBA Cases
11. Minutes

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.