



**TOWN OF NATICK
MEETING NOTICE**

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

NATICK PLANNING BOARD

**Ed Dlott Meeting Room
Town Hall**

**Wednesday, March 6, 2019
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. **Modification to Site Plan Natick High School** – Proposed minor modification to site plan specific to the parking along the high school access drive
2. **Signage Special Permit: Dollar Tree/219 North Main Street:** Façade sign, panels on monument signs and temporary signs
3. **Signage Special Permit: Anthony’s Coal Fire Pizza/219 North Main Street:** Façade signs and panels on monument signs.
4. **ANR Plan/102 & 104 West Central Street**

Public Hearings

1. **Site Plan Approval: The Rivers School/3, 5, & 7 Hovey Ave (cont. from 2/20/19):** Application to expand athletic fields, a portion of which is in Natick.
2. **Site Plan Approval: Whitacre Properties LLC/150 East Central Street (Public Hearing @ 7:30 PM):** Change of use from a dry cleaner to an office use.
3. **Definitive Subdivision: Trask Inc./305, 309 & 311 Eliot Street (cont. from 2/20/19):** Review of a Definitive Subdivision Plan entitled “Windy Lo Definitive Subdivision Plan” **Review and sign decision**
4. **Preliminary Subdivision: Trask Inc./305, 309 & 311 Eliot Street (cont. from 2/20/19):** Review of a Preliminary Residential Subdivision Plan entitled “Windy Lo Preliminary Subdivision Plan”
5. **Site Plan Review and Special Permit and APD Special Permit (Assisted Living Overlay Option Plan): Barberrry Homes/119, 121, 123, 125, 131 East Central Street (cont. from 2/20/19):** Application to construct a 95,180 sq. ft. three-story building containing 86 assisted living units and 50 parking spaces, as well as other site improvements.
6. **Modification of Site Plan Approval and Special Permits and APD Special Permit Decision 16-06: Elson Cloverleaf Limited Partnership/321 Speen Street (Public Hearing @ 7:30 PM):** To allow approximately 8,572 sq. ft. of basement space to be used for a Health and Fitness club.
7. **Site Plan Approval and Special Permits and APD Special Permit: Sherbrook Properties/0 Tech Circle (Public Hearing @ 7:30 PM):** To allow for the construction of an indoor volley ball recreational facility.

2019 Spring Town Meeting Zoning Articles (Public Hearing @ 7:30 PM)

8. **Referenced as Article 25 “Amend Zoning Bylaws: Wireless Communications Facility” of the 2019 Spring Annual Town Meeting Warrant, sponsored by the Planning Board, per MGL Chapter 40A Section 5:** *To amend the Natick Zoning By-Laws by modifying Section III.A.2 (Use Regulation Schedule) Use 46B Wireless Communications Facility currently prohibited in all districts listed to be allowed by Special Permit in all districts listed.*
9. **Referenced as Article 26 “Amend Definition of “Dog Kennel” as Used in the Zoning Bylaws” of the 2019 Spring Annual Town Meeting Warrant, sponsored by Saul Beaumont et. al., per MGL Chapter 40A Section 5:** *To amend the Natick Zoning Bylaws by deleting the definition for “Dog Kennel” and adding the definition for “Personal Dog Kennel” and “Commercial Dog Kennel”; and to Amend the Use Regulations Table by deleting “Use 53 Dog Kennel” and adding both “Use 53 Personal Dog Kennel” and “Use 53A Commercial Dog Kennel”; and for Use 53, change the title from “Dog Kennel” to “Personal Dog Kennel” which in District CII change from use A (allowed under a Special Permit) to use O (a prohibited use); and for Use 53A entitled “Commercial Dog Kennel” for District CII, insert use A (allowed under a Special Permit), for District DM, insert use (*) which is the same as in Use 53, and for all other Districts including RG and RS, insert O (a prohibited use).*

Planning Board Business

10. Discussion: General Updates from Community & Economic Development Staff
11. ZBA Cases
12. Decisions: Riverbend School/33-35 Eliot Street
13. 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.