



**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 18, 2020  
7:30 PM**

**AGENDA**

**ALL ITEMS TO BE CONTINUED**

**This meeting will be conducted by Conference call. For people who wish to participate in this meeting the conference call number is (425) 436-6383, ACCESS CODE 386294**

**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: Jillian Wilson Martin (Sustainability Coordinator)/ Kennedy Middle School** *To be continued*
2. **Signage Special Permit: Aldi/321 Speen Street:** Signage on Façade *To be continued*

**Public Hearings**

3. **Modification of ZBA Special Permits (2009-024; 2014-011; 2017-33): Zdorvie Adult Day Health Center Inc./17 Strathmore Road (cont. from 2/19):** Application to increase the maximum number of clients from 85 to 110 and employees 15 to 20 in order to meet the increased demand for adult day services. *To be continued*
4. **Modification of Site Plan Review and Special Permit: Maggiano's Little Italy/1245 Worcester Street (Public Hearing @ 7:30 PM):** The project consists of remodeling the former American Girl tenant space to a full serve restaurant with bar, change to exterior façade and entrance, and addition of exterior patio. *To be continued*
5. **Modification of Special Permit (ZBA Case #2016-060): Woodland Ventures c/o Ernesto Feiteira/9 Adams Street (cont. from 2/19/2020):** The project consists of revisions to the exterior look of the building. *To be continued*
6. **Site Plan Review: Joel and Linda Valentin/50 Pleasant Street (Public Hearing @ 7:30 PM):** The project consists of the additions and renovations to the existing house and proposed reproduction "barn" with all parking underground, for 11 residential condominium apartments – 8 in restored/expanded house, and 3 in reproduction barn, as well as other site improvements. *To be continued*

**2020 Spring Annual Town Meeting Zoning Articles (Public Hearing @ 7:30 PM):** *To be continued*

7. **Article 25 Amend Zoning Map:** Downtown Mixed Use (DM) District
8. **Article 26 Amend Zoning By-laws:** Downtown Mixed Use Parking Zoning Amendment
9. **Article 28 Amend Zoning By-laws:** To Create East Central Street Overlay District
10. **Article 29 Amend Zoning By-laws:** Downtown Mixed Use Zoning Amendment

**2020 Spring Annual Town Meeting Zoning Articles (Cont. from 3/11/20):** *To be continued*

11. **Article 27: Amend Zoning By-laws:** Downtown Mixed Use (DM) Zoning Amendment
12. **Article 30: Amend Zoning By-laws:** Single Family Residential Cluster Regulations
13. **Article 31: Amend Zoning By-laws:** Non-conforming Uses, Large Residential Additions Zoning Amendment
14. **Article 37: Amend Zoning By-laws:** Home Occupation/Customary Home Occupation Dog Kennels
15. **Article 38: Amend Home Occupation Dog Kennel Zoning**
16. **Article 39: Repeal Historical Preservation Smaller Estates Amendment**
17. **Article 40: Modify Historical Preservation Bylaw Amendment**

**Planning Board Business**

18. Discussion: General Updates from Community & Economic Development Staff
19. ZBA Cases
20. Minutes