



**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 20, 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. **MathWorks/Apple Hill Drive: Revised Berm Plan**
2. **Signage Special Permit: Anthony's Coal Fire Pizza/219 North Main Street:** Façade signs and panels on monument signs.
3. **Signage Special Permit: Exponent/1075 Worcester Street:** Signage Package
4. **Modification of Site Plan Approval and Special Permit and Signage Special Permit: Superior Development Condominium /Avenu at Natick 3 Superior Drive and Residence Inn by Marriott/1 Superior Drive:** Project Updates and Signage Package

Public Hearings

5. **Site Plan Review: Global Signal Acquisitions IV LLC/0 Evans Drive (Public Hearing @ 7:30 PM):** The Applicant proposes to relocate from 70 Pine Street to 0 Evans Drive and install a 124' monopole free-standing wireless communication tower with ground equipment inside a 75'x75' area surrounded by a 6' high wood fence with 12' wide gravel access drive that includes gravel turnaround/parking space
6. **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 3/6):** 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.
7. **Modification of Site Plan Approval and Special Permits and APD Special Permit Decision 16-06: Elson Cloverleaf Limited Partnership/321 Speen Street (cont. from 3/6):** To allow approximately 8,572 sq. ft. of basement space to be used for a Health and Fitness club.
8. **Site Plan Approval: Whitacre Properties LLC/150 East Central Street (cont. from 3/6):** Change of use from a dry cleaner to an office use.
9. **Site Plan Approval: The Rivers School/3, 5, & 7 Hovey Ave (cont. from 3/6):** Application to expand athletic fields, a portion of which is in Natick. *Review and sign decision*

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

10. Referenced as Article 24 of the 2019 Spring Annual Town Meeting Warrant, per MGL Chapter 40A Section 5: *Amend the Historic Preservation ByLaw (Section III-J) to create a new provision for the preservation of "Estates", with new/amended criteria for new construction allowed on a parcel, restoration of existing structures, replication of previous structures, allowable number of dwelling units, FAR, and/or other regulatory requirements.*
11. Referenced as Article 27 (Dog Kennel) of the 2019 Spring Annual Town Meeting Warrant, per MGL Chapter 40A Section 5:
 1. *Amend Section 200 – DEFINITIONS to establish, create, define, and/or recognize multiple methods, arrangements, and/or forms of owning, breeding, boarding, caring for, supervising, kenneling, and/or otherwise maintaining four or more dogs, three or months old, on a single premise; and*
 2. *Amend Section III.A.2 USE REGULATIONS SCHEDULE to define i) which zoning district each new or amended definition/use is permitted and ii) whether said use is permitted by right, by special permit or prohibited; and*
 3. *Amend any other Section of the Natick Zoning By-Law necessary to regulate these uses;*

2019 Spring Town Meeting Zoning Articles (cont. from 3/6)

12. 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.*
13. 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).*

Natick 2030+ Comprehensive Master Plan Update & Discussion

14. Review Next Steps and Preparation for Town Meeting

Planning Board Business

15. Zoning Conformance Study and Contract with MathWorks
16. Discussion: General Updates from Community & Economic Development Staff: LID regulations update/Working Group
17. ZBA Cases: St. Mark's Coptic Church/137-145 Oak Street
18. Decisions: Dollar Tree/219 North Main Street; Riverbend School/33-35 Eliot Street
19. 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.

