



**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

Due to the on-going State of Emergency, this meeting will be conducted by remote participation. Attendance will only be through the process described below.

Zoom Meeting – Remote Participation

Wednesday, March 25, 2020

To Join the meeting:

7:30 pm

- If you have access to a computer, go to <https://zoom.us/j/135743754>
- Use your computer's audio (speakers & microphone) or phone (instructions on screen)
- If unable to use a computer, call in to any one of the following numbers
 - +1 929 205 6099 US
 - +1 301 715 8592 US
 - +1 253 215 8782 US
- If prompted, Enter Meeting ID 135 743 754

Alternatively, you may watch the meeting on the Pegasus channel and submit comments by email during the meeting to the following address: planning@natickma.org

For detailed instructions refer to <https://www.natick.gov>

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

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 3/18):** 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.
4. **Modification of Site Plan Review and Special Permit: Maggiano's Little Italy/1245 Worcester Street (cont. from 3/18):** 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. *Applicant request to continue to April 22*
5. **Modification of Special Permit (ZBA Case #2016-060): Woodland Ventures c/o Ernesto Feiteira/9 Adams Street (cont. from 3/18):** The project consists of revisions to the exterior look of the building.
6. **Site Plan Review: Joel and Linda Valentin/50 Pleasant Street (cont. from 3/18):**
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.
Applicant request to continue to April 1

2020 Spring Annual Town Meeting Zoning Articles (cont. from 3/18): 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 3/18): 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. Lots 5, 6, & 7 Wellesley Road: Bond Reduction
20. ZBA Cases
21. 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.