



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, April 3, 2019
7:30 PM

AGENDA

REORGANIZATION

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. **Cognex/Vision Drive:** Installation of Flag Poles
2. **ANR Plan/26 Grove Street**
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 /Avenue at Natick 3 Superior Drive and Residence Inn by Marriott/1 Superior Drive:** Project Updates and Signage Package
5. **Signage Special Permit: The Good Feet/1298 Worcester Street:** Façade sign

Public Hearings

6. **Site Plan Review: Global Signal Acquisitions IV LLC/0 Evans Drive (cont. from 3/20):** 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
7. **Site Plan Approval and Special Permits and APD Special Permit: Sherbrook Properties/0 Tech Circle (cont. from 3/6):** To allow for the construction of an indoor volley ball recreational facility.
8. **Site Plan Approval: Whitacre Properties LLC/150 East Central Street (cont. from 3/20):** Change of use from a dry cleaner to an office use.
9. **Modification to Site Plan Approval and Special Permits Decisions 3-86, 3-93, 6-95, 9-97 and 9-01. Jordan's Furniture/1 Underprice Way (Public Hearing @7:30 PM):** The project consists of a change of use of space within the building formerly occupied by Kelley's Roast Beef Restaurant to additional furniture showrooms for Jordan's Furniture.
10. **Special Permit: Rev. Dr. Ian Mevorach (Common Street Community Church)/13 Common Street (Public Hearing @ 7:30 PM):** Application for a change of use by extending the function of the current kitchen in the church to a commercial kitchen. The Applicant is seeking approval to operate a business to allow individual commercial chefs to use the kitchen to produce goods for consumption off-site.
11. **Modification of Site Plan Approval and Special Permits: Evolve Fitness/841 Worcester Street (Public Hearing @ 7:30 PM):** Application for a change of use from a restaurant to an exercise fitness facility and Signage Special Permit.
12. **Special Permit: Laura and Jeff Cusso (Brokk and Eitri)/691 Worcester Street (Public Hearing @7:30 PM):** The Applicant is seeking to operate a social woodworking establishment where patrons can consume alcoholic beverages and snacks while completing simple carpentry projects under staff supervision.
13. **Site Plan Review and Special Permit and APD Special Permit (Assisted Living Overlay Option Plan): Barberry Homes/119, 121, 123, 125, 131 East Central Street (cont. from 3/20):** 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. *Review and sign decision*
14. **Modification of Site Plan Approval and Special Permits and APD Special Permit Decision 16-06: Elson Cloverleaf Limited Partnership/321 Speen Street (cont. from 3/20):** To allow approximately 8,572 sq. ft. of basement space to be used for a Health and Fitness club. *Review and sign decision*

2019 Spring Town Meeting Zoning Articles (Cont. from 3/20)

15. 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;
16. 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

17. Discussion of next steps & Town Meeting report for Natick 2030+ Comprehensive Master Plan

Planning Board Business

18. Discussion: General Updates from Community & Economic Development Staff
19. ZBA Cases: St. Mark's Coptic Church/137-145 Oak Street
20. Decisions: Riverbend School/33-35 Eliot Street; Anthony's Coal Fire Pizza, Natick High School
21. Sign Plans: Windy Lo Subdivision
22. 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.