



**TOWN OF NATICK
MEETING NOTICE**

*POSTED IN ACCORDANCE WITH THE PROVISIONS OF M.G.L. CHAPTER 30A, SECTIONS 18 – 25
Per Teresa Evans, 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, April 22, 2020

To Join the meeting:

7:00 pm

- If you have access to a computer, go to <https://zoom.us/j/363394650>
- 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 363 394 650

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

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

Public Hearings

1. **Modification of Site Plan Review and Special Permit: Maggiano's Little Italy/1245 Worcester Street (cont. from March 25):** 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.
2. **Site Plan Review: Joel and Linda Valentin/50 Pleasant Street (cont. from April 1)**
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.
3. **Modification of ZBA Special Permits (2009-024; 2014-011; 2017-33): Zdorvie Adult Day Health Center Inc./17 Strathmore Road (cont. from April 1):** 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. **Definitive Subdivision: Ernie Feitiera/158A Woodland Street (Public Hearing @ 7:30 PM):** Application to divide two lots into 3
5. **Modification of Special Permit (ZBA Case #2016-060): Ernie Feitiera/9 Adams Street (cont. from April 1):** The Applicant is requesting a reduction in the parking requirement from five (5) to three (3) onsite parking spaces due to emergency egress constraints.
6. **Modification of Special Permit (ZBA Case #2016-060): Woodland Ventures c/o Ernesto Feiteira/9 Adams Street (cont. from March 25):** The project consists of revisions to the exterior look of the building. *Review and sign decision*
7. **Site Plan Review and Amendment of Prior Decision #43-19: Stephen & Jenny Vance/7 Cemetery (cont April 1):** The Applicant is seeking amendment of Decision #43-19 with regards to day boarding at a site *Review and sign decision*

2020 Spring Annual Town Meeting Zoning Articles (cont. from 4/1): To be continued

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

2020 Spring Annual Town Meeting Zoning Articles (cont. from 4/1) To be continued

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

Planning Board Business

19. Discussion: General Updates from Community & Economic Development Staff
20. Decisions: Team Speen/323 Speen Street; Aldi/321 Speen Street
21. ZBA Cases
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.

