



**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**

**Wednesday, April 24, 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

2019 Spring Town Meeting Zoning Article Public Hearing (cont. from 4/9/19)

1. 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;

Project Updates/Information/Signage

2. **Signage Special Permit: Partners Urgent Care/219 North Main Street:** Signage Package
3. **Wellesley Road Residents:** Request to waive construction of sidewalk
4. **Signage Special Permit: Brokk & Eitri/691 Worcester Street:** Signage Package

Public Hearings

5. **Special Permit: Laura and Jeff Cusso (Brokk and Eitri)/691 Worcester Street (cont. from 4/3):** 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.
6. **Modification of Site Plan Approval and Special Permits: Evolve Fitness/841 Worcester Street (cont. from 4/3):** Application for a change of use from a restaurant to an exercise fitness facility and Signage Special Permit.
7. **Site Plan Review: Global Signal Acquisitions IV LLC/0 Evans Drive (cont. from 4/3):** 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 *Applicant to request continuance*
8. **Site Plan Approval and Special Permits and APD Special Permit: Sherbrook Properties/0 Tech Circle (cont. from 4/3):** To allow for the construction of an indoor volleyball recreational facility.
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 (cont. from 4/3):** 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. *Review and sign decision*
10. **Site Plan Approval: Whitacre Properties LLC/150 East Central Street (cont. from 4/3):** Change of use from a dry cleaner to an office use. *Review and sign decision*
11. **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:** 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. *Close public hearing*
12. **Modification of Site Plan Approval and Special Permits and APD Special Permit Decision 16-06: Elson Cloverleaf Limited Partnership/321 Speen Street:** To allow approximately 8,572 sq. ft. of basement space to be used for a Health and Fitness club. *Close public hearing*

Planning Board Business

13. Discussion: General Updates from Community & Economic Development Staff
14. Discussion: Sign Bylaw and Review Process
15. Discussion: Proposed Closing Time for Town Hall
16. Decisions: Exponent/1075 Worcester Street; Avenu at Natick 3 Superior Drive and Residence Inn by Marriott/1 Superior Drive; The Good Feet Store/1289 Worcester Street
17. 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.