



**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, May 6, 2020

To Join the meeting:

7:30 pm

- If you have access to a computer, go to <https://us02web.zoom.us/j/87380221969>
- 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 873-8022-1969

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

Any individual may raise an issue that is not included on the agenda and it will be taken under advisement by the Board. There will be no opportunity for debate during this portion of the meeting. Any individual addressing the Board during this section of the agenda shall be limited to five minutes.

Project Updates/Information/Signage

1. Sherwood Plaza & Travel Lodge – Informal Discussion

Public Hearings

2. Ken & Kara Harvey (Elder-Well)/12 Washington Street (Public Hearing @ 7:30 PM): Site plan review

3. Site Plan Review: Joel and Linda Valentin/50 Pleasant Street (cont. from April 22)

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.

4. Site Plan Review and Special Permit and APD Special Permit: One South Main LLC/One South Main Street (cont. from April 1): The project consists of the construction of a new 15,055 sq. ft. two-story structure with retail use on the first floor and seven (7) residential units on the second floor as well as other site improvements

**5. Modification of ZBA Special Permits (2009-024; 2014-011; 2017-33): Zdorvie Adult Day Health Center Inc./17 Strathmore Road (cont. from April 22): 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
*To be continued***

6. Modification of Special Permit (ZBA Case #2016-060): Ernie Feitiera/9 Adams Street (cont. from April 22): The Applicant is requesting a reduction in the parking requirement from five (5) to three (3) onsite parking spaces due to emergency egress constraints. *Review and sign decision*

7. Modification of Special Permit (ZBA Case #2016-060): Woodland Ventures c/o Ernesto Feiteira/9 Adams Street (cont. from April 22): The project consists of revisions to the exterior look of the building. *Review and sign decision*

2020 Spring Annual Town Meeting Zoning Articles (cont. from 4/22): *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 4/22) *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

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.

Planning Board Business

19. Discussion: General Updates from Community & Economic Development Staff
20. ZBA Cases
21. Minutes