

TOWN OF NATICK
Zoning Board of Appeals Meeting Agenda
Monday, May 22, 2023, at 6:30 pm

In-Person Meeting Location

Edward H. Dlott (Select Board) Meeting Room located on the 2nd floor of the Natick Town Hall, 13 East Central Street, Natick, MA 01760

To view plans under the link provided, select the files tab to the right of the details tab that is selected by default.

I. 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. This section of the agenda is limited to 15 minutes, and any individual addressing the Board during this section of the agenda shall be limited to 5 minutes.

II. Clarification of ZBA Decision 2022-029

Map 36, Lot 38, 15 Florence Street, regarding item 3 in the conclusion of the Decision.

III. Public Hearings – Development Projects

1. **6:30 pm public hearing continued from April 24, 2023, for 37 Morse Street**, application of Derek Wheeler for a Finding per Chapter 40A, Section 6 of the Massachusetts Zoning Act and Section IV-B and V-A.2 of the Natick Zoning Bylaws. The project is for the demolition of the existing two-family dwelling and the constructing of a new two-family dwelling on the pre-existing, non-conforming lot, as shown on the plans submitted.
Plans Link: <https://natickma.viewpointcloud.com/records/195365>
2. **6:30pm public hearing for 18 Loker Street**, application for William Doiron for a Variance per Massachusetts General Law (MGL), Chapter 40A, Section 10 and the Natick Zoning Bylaws, Sections IV-B and V-A.2. The project is for the modification of an existing ZBA decision (2018-054) to connect the home to the garage with an entryway/mudroom as shown on the plans submitted.
Plans Link: <https://natickma.viewpointcloud.com/records/195912>.
3. **6:30 pm public hearing for 30 Sherman Street**, application of George Richards for a Finding per Massachusetts General Law (MGL), Chapter 40A, Section 6 and the Natick Zoning Bylaws, Sections IV-B and V-A.2. The project is for the demolition of the existing structure and construction of a new structure on the pre-existing, non-conforming lot, as shown on the plans submitted.
Plans Link: <https://natickma.viewpointcloud.com/records/196024>
4. **6:30pm public hearing for 24 Plain Street**, application of George Richards for a Finding per Massachusetts General Law (MGL), Chapter 40A, Section 6 and the Natick Zoning Bylaws, Sections IV-B and V-A.2. The project is for the demolition of

the existing structure and construction of two new townhomes on the pre-existing, non-conforming lot, as shown on the plans submitted.

Plans Link: <https://natickma.viewpointcloud.com/records/196014>

5. **6:30pm public hearing for 56 Washington Street**, application of Peter Lewandowski for a Finding per Massachusetts General Law (MGL), Chapter 40A, Section 6 and the Natick Zoning Bylaws, Sections IV-B and V-A.2. The project is for the demolition of the existing two-family structure and construction of a new two family townhouse style structure on the pre-existing, non-conforming lot, as shown on the plans submitted.

Plans Link: <https://natickma.viewpointcloud.com/records/196057>

6. **6:30pm public hearing for 180 Boden Lane**, application of Peter Lewandowski for a Finding per Massachusetts General Law (MGL) Chapter 40A, Section 6 and the Natick Zoning Bylaws, Sections IV-B and V-A.2 of the. The project is for the removal of the existing roof and to expand vertically 2 ½ stories and expand the garage and family room within setbacks on the pre-existing, non-conforming lot, as shown on the plans submitted.

Plans Link: <https://natickma.viewpointcloud.com/records/196804>

III. Zoning Board of Appeals Business

Meeting Minutes

February 13, 2023

March 27, 2023

April 24, 2023

III. Adjournment

The meeting will be broadcast and recorded by Natick Pegasus (Government Channel)
Posted in accordance with the provisions of *Massachusetts General Law (MGL), Chapter 30A, Sections 18 – 25 per David Jackowitz*