

TOWN OF NATICK
Zoning Board of Appeals Meeting Agenda
Monday, June 26, 2023, at 6:30 pm

Hybrid (In-person and Remote) Meeting Information

In-person Information

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

Remote Participation Information (Zoom)

- [Join via browser](#): or
- Telephone 1 305 224 1968
- Meeting ID: 802 737 6203
- Passcode: 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. **6:30pm public hearing for 24 Plain Street, continued from May 22, 2023**, 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/locations/65685>

2. **Public hearing for 56 Washington Street, continued from May 22, 2023**, 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/locations/63856>

3. **Public hearing for 180 Boden Lane, continued from May 22, 2023**, 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/locations/62602>

4. **Public hearing for 181 Bacon Street**, application of Sally Meding for a Special Permit per Massachusetts General Law (MGL), Chapter 40A, Section 9 and the Natick Zoning Bylaws, Sections IV-B and V-A.2. The project is to install white vinyl trellis/lattice 18" high added to cedar stockade fence as shown on the plans submitted.

Plans link: <https://natickma.viewpointcloud.com/locations/62220>

5. **Public hearing for 10 Clifton Road**, application of Scott Holcomb, for a Finding per Massachusetts General Law (MGL), Chapter 40A, Section 6 and Variance per MGL, Chapter 40A, Section 10; and the Natick Zoning Bylaws, Sections IV-B and V-A. The project is for the widening of the existing garage, remodeling existing kitchen and parts of the first floor, and adding a second floor living area made up of a family room, small exercise area, expanded primary suite and laundry room within setbacks on the pre-existing, non-conforming lot, as shown on the plans submitted.

Plans Link: <https://natickma.viewpointcloud.com/locations/61387>

6. **Public hearing for 5 Lagrange Street**, application of Michael Collins, for a Finding per Massachusetts General Law (MGL), Chapter 40A, Section 6 and the Natick Zoning Bylaws, Sections IV-B and V-A. The Applicant proposes to demo and remove an existing non-conforming wood deck and replace with a new 1 story bedroom, bath and laundry room (approx. 415sf), the enlargement of an existing family room by approx. 100sf, and the addition of a new deck (190 sf), as shown on the plans submitted.

Plans Link: <https://natickma.viewpointcloud.com/locations/63715>

7. **Public hearing for 34 South Street**, application of Andrew McCarty, 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 to construct a one level addition to the existing structure as shown on the plans submitted.

Plans link: <https://natickma.viewpointcloud.com/locations/71768>

8. **Public hearing for 45 East Central Street**, application of Stonegate St Patrick, LLC, for a Modification of an existing Comprehensive Permit. The project is to modify the existing Comprehensive Permit to allow 8 of the approved rental units to be ownership for-sale units, so that 54-unit project provides 46 rental and 8 ownership units as shown on the plans submitted.

Plans Link: <https://natickma.viewpointcloud.com/locations/66380>

9. **Public hearing for 3 Dean Road**, application of HC Atlantic Development, LP, 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 to alter the pre-existing nonconforming structure for Research and Development Use located on the pre-existing lot, as shown on the plans submitted.

Plans Link: <https://natickma.viewpointcloud.com/locations/61185>

III. **Zoning Board of Appeals Business**

- Meeting Minutes – May 22, 2023

IV. **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*