

**TOWN OF NATICK**  
**Planning Board Meeting Agenda**  
**August 3, 2022 (Revised August 1, 2022)**

*POSTED IN ACCORDANCE WITH THE PROVISIONS OF M.G.L. CHAPTER 30A, SECTIONS 18 – 25,  
and held remotely for the public in accordance with Commonwealth of Massachusetts Actions Suspending  
Certain Provisions of the Open Meeting Law M.G.L. c. 30A, Section 20 per Andrew Meyer, Chair*

**VIRTUAL ZOOM MEETING ONLY**

**Zoom Meeting – Remote Participation Information**

**To Join Meeting:**

- If you have access to a computer, go to <https://us06web.zoom.us/j/84700573319> - 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: 847 0057 3319

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](mailto:planning@natickma.org)

**I. 6:30 pm convene in Open Session**

Roll call vote to enter ex session

**II. 6:30 pm move into Executive Session**

Pursuant to G.L. c. 30A, section 21, the Chair declares that: To discuss strategy with respect to litigation, an open meeting may have a detrimental effect on the litigating position of the public body.

1. Linda Valentin, et al v. Town of Natick, et al, C.A. No. 1:21-CV-10830-PBS

**III. 7:00 pm Reconvene in Open Session**

**IV. 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.

**V. Decision Correction**

- Correction of the Decision of 28 Strawberry Hill

**VI. Project Discussion**

- 1 South Main Street, project discussion

**VII. Public Hearings – Development Projects**

1. **7:00 pm continued public hearing from 07.06.2022: 0 Pleasant Street**, application of Pleasant Street Realty Trust LLC for a Special Permit Single Family Residential Cluster
2. **7:00 pm continued public hearing from 07.20.2022: 330 Speen Street**, application of NM Redevelopment Company, LLC, for a modification of a previously approved Site Plan Review and Special Permit decision, and Special Permit for use for the redevelopment of the former Niemen Marcus as a research and development facility
3. **7:00 pm continued public hearing from 07.20.2022: 32 Union Street**, application of Behrend Construction for Site Plan Review, Special Permit, ISLOOP Project for the construction an independent senior housing, and associated site improvements
4. **7:00 pm continued public hearing from 07.06.2022: 291 Worcester Street**, application of Releaf Alternative, Inc. for Site Plan Review and Special Permit, Signage Special Permit, and Aquifer Protection District (APD) Special Permit for the operation of a retail marijuana dispensary
5. **7:00 pm opening public hearing for 21 Summer Street**, application of Stonegate 21 Summer Street 2020 LLC for Site Plan Review and Special Permits for Use, Inclusionary Housing, Front Yard Dimensions, Aquifer Protection District (APD)
6. **7:00 pm opening public hearing for 43 Summer Street**, application of Kevin Poulsen for Site Plan Review and Special Permits for Use and Aquifer Protection District (APD)
7. **7:00 pm opening public hearing for 1298 Worcester Street**, application of Sarah Hardwick (Christmas Tree Shops) for Site Plan Review for modifications to the existing façade and signage
8. **7:00 pm continued public hearing from 07.20.2022: 7 Middlesex Avenue**, application of Soap Dental, PLLC, for Site Plan Review to reuse a portion of an existing structure for a dentist's office

**VIII. Planning Board Business**

- Town Meeting Zoning Articles

**IX. Adjournment**