

Natick Town Hall
13 East Central Street
Natick, MA 01760

Tel: (508) 647-6450
Fax: (508) 647-6444

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

Monday, August 24, 2020
5:30 pm

To Join the meeting:

- If you have access to a computer, go to

ZOOM MEETING LINK:

<https://us02web.zoom.us/j/86024517115?pwd=N3U3eGFuV1F2eTczUWV1B2OWYrQT09>

- 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 860 245 171 15

Alternatively, you may watch the meeting on the Pegasus channel and submit comments by email during the meeting to the following address: lmichalski@natickma.org

For detailed instructions refer to For detailed instructions refer to <https://www.natickma.gov/1701/Remote-Meeting-Instructions>

ZONING BOARD OF APPEALS AGENDA

MONDAY, AUGUST 24, 2020

5:30PM

Public Hearings:

5:30PM

Public Comment / Citizen Concerns:

A period of time at the beginning of every Zoning Board of Appeals public meeting for those who wish to voice an opinion or concern to the Zoning Board of Appeals on any issue not on the agenda.

Continued Hearings:

Case #2020-024– 2 Ridge Avenue -- Luis Maseda of Natick, MA WITHDRAWN

The petitioner is requesting 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 in order to demolish the existing garage and construct a garage addition on the pre-existing, non-conforming lot, as shown on the plans submitted.
Voting Members: DJ, JM, CT, RS, GL

New Public Hearings:

Case #2020-028– 5 Phillips Street -- James and Christine Ostrow of Natick, MA

The petitioner is requesting 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 in order to construct an addition on the pre-existing, non-conforming lot, as shown on the plans submitted.

Case #2020-029– 22 Grove Road -- Amy Smith of Natick, MA

The petitioner is requesting 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, for lot coverage and side yard setback, in order to construct an addition on the pre-existing, non-conforming lot, as shown on the plans submitted.

Case #2020-030– 9 Ridge Avenue -- Hammer Architects of Cambridge, MA

The petitioner is requesting 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 in order to demolish the existing single family dwelling and construct new single family dwelling on the pre-existing, non-conforming lot, as shown on the plans submitted.

Case #2020-031– 106 Speen Street -- Whiteacre Properties of Natick, MA

The petitioner is requesting 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 in order to demolish the existing single family dwelling and construct a new single family dwelling on the pre-existing, non-conforming lot, as shown on the plans submitted.

Case #2020-032– 106R Speen Street -- Whiteacre Properties of Natick, MA
The petitioner is requesting a Variance to divide the rear lot and construct a single family dwelling pre-existing, non-conforming lot, as shown on the plans submitted.

Case #2020-033– 47 Beverly Road -- Cahill Development of Weston, MA

The petitioner is requesting 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 in order to demolish the existing single family dwelling and construct new single family dwelling on the pre-existing, non-conforming lot, as shown on the plans submitted.

Case #2020-034– 7 Clifton Road -- Brian Keane of Natick, MA

The petitioner is requesting 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 in order to demolish the existing single family dwelling and construct new single family dwelling on the pre-existing, non-conforming lot, as shown on the plans submitted.

Case #2020-035– 82 South Main Street -- Nardone Corp. of Marlborough, MA

The petitioner is requesting 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, in order to construct a second story and garage addition on the pre-existing,

non-conforming lot, as shown on the plans submitted. The petitioner is also requesting to nullify the previous Variance which allowed for Commercial use on the property and revert it back to Residential Use.
Case #2020-036- 10 Otis Street -- Steven Yurewicz of Natick, MA
 The petitioner is requesting permission to allow the current home in the rear of the conforming lot to stay while a modular home is being placed at the front of the lot, as shown on the plans submitted. The house in the rear will be demolished once the modular home receives a Certificate of Occupancy.
Case #2020-037- 28 Sherman Street -- Sherman Street Nominee Trust of Wellesley, MA
 The petitioner is requesting 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 in order to demolish the existing single family dwelling and construct new two family dwelling on the pre-existing, non-conforming lot, as shown on the plans submitted.
Case #2020-038- 15 Lookout Avenue -- Xavier Michelet and Dorothee Diogo of Natick, MA
 The petitioner is requesting 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 in order to construct an attached garage on the pre-existing, non-conforming lot, as shown on the plans submitted.
Case #2020-039- 9 Windsor Avenue Realty Trust of Natick, MA
 The petitioner is requesting 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 in order to demolish the existing single family dwelling and construct new single family dwelling on the pre-existing, non-conforming lot, as shown on the plans submitted.
Case #2020-040- 36 Pine Street -- Silva Development, LLC of Mendon, MA
 The petitioner is requesting 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 in order to demolish the existing single family dwelling and construct new single family dwelling on the pre-existing, non-conforming lot, as shown on the plans submitted.

Other Business:

1. Approve the minutes from past meetings.

Upcoming Meetings

Monday, September 21, 2020
 Monday, October 19, 2020

*The Zoning Board of Appeals reserves the right to consider agenda items out of order.
 Any times that are listed on the agenda are estimates provided for informational purposes only.*

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 TOWN CLERK-NATICK