

TOWN OF NATICK
Zoning Board of Appeals Meeting Agenda
Monday, August 28, 2023, at 6:30 pm

In-person Meeting Information

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- 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. Public Hearings – Development Projects

1. **Public hearing for 56 Washington Street, continued from May 22, 2023, and June 26, 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>

2. **Public hearing for 180 Boden Lane, continued from May 22, 2023, and June 26, 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>

3. **Public Hearing for 313 N. Main Street, continued from July 24, 2023, without testimony**, an application of Ellis J. Coleman, for a Finding per Massachusetts General Law (MGL), Chapter 40A, Section 6 and the Natick Zoning Bylaws, Sections IV-B and V-A. The project is for the demolition of an existing structure on a non-conforming lot and reconstruction of a single-family house on said lot, as shown on the plans submitted.

Plans Link: <https://natickma.viewpointcloud.com/locations/58886>

4. **Public hearing for 5 Stanley Street**, an application for the Estate of Ronald M. Weinberg and Peter Bemis 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 an existing structure on a non-conforming lot and construction of a 2 ½ story single-family dwelling on said lot**, as shown on the plans submitted.
Plans Link: <https://natickma.viewpointcloud.com/locations/60194>
5. **Public hearing for 22 Bradford Road**, an application for Nardone Corp/Peter Bemis 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 an existing structure on a non-conforming lot and construction of a 2 ½ story single-family dwelling on said lot**, as shown on the plans submitted.
Plans Links: <https://natickma.viewpointcloud.com/locations/59043>
6. **Public hearing for 17 Emerson Street**, an application for Mark Cahill 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 an existing structure on a non-conforming lot and construction of a single-family dwelling on said lot**, as shown on the plans submitted.
Plans Link: <https://natickma.viewpointcloud.com/locations/60264>
7. **Public hearing for 25 Westlake Road**, an application for Peter Haranas 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 an existing structure on a non-conforming lot and construction of a single-family dwelling on said lot**, as shown on the plans submitted.
Plans link: <https://natickma.viewpointcloud.com/locations/59067>
8. **Public hearing for 42 Beverly Road**, an application for Dan Brown 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 an existing structure on a non-conforming lot and construction of a single-family dwelling with attached two-car garage on said lot**, as shown on the plans submitted.
Plans Link: <https://natickma.viewpointcloud.com/locations/59486>
9. **Public hearing for 44 Harwood Road**, an application for Dan Brown 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 an existing structure on a non-conforming lot and construction of a single-family dwelling with attached two-car garage on said lot**, as shown on the plans submitted.
Plans link: <https://natickma.viewpointcloud.com/locations/60516>

III. Zoning Board of Appeals Business

- Meeting Minutes – June 26, 2023 and July 24, 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*