

TOWN OF NATICK
Zoning Board of Appeals Meeting Agenda
Monday, September 18, 2023, at 6:30 pm

In-person Meeting Information

In-person Information

- 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 22 Bradford Road, continued from August 28, 2023**, 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>
2. **Public hearing for 180 Boden Lane, continued from May 22, 2023, June 26, 2023, and August 28, 2023**, application for 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 1 Craigie Street**, an application for Richard and Jessice Peristere for a **VARIANCE** per Massachusetts General Law (MGL), Chapter 40A, Section 10 AND a Section 6 **FINDING** and the Natick Zoning Bylaws, Sections IV-B and V-A. The project is for the construction of a two-car garage, new family room and master suite, as shown on the plans submitted.
Plans link: <https://natickma.portal.opengov.com/locations/69162>

4. **Public Hearing for 31 Jennings Pond Road** an application for Brendan Carr for 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 construction of a single-family dwelling on said lot, as shown on the plans submitted.
Plans Link: <https://natickma.portal.opengov.com/locations/60653>

5. **Public Hearing for 59 Hartford Street** an application for Michael Grignaffni 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 a two-story addition on a non-conforming lot, as shown on the plans submitted.
Plans Link: <https://natickma.portal.opengov.com/locations/61134>

III. Zoning Board of Appeals Business

- Meeting Minutes – August 28, 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*