

TOWN OF NATICK
REVISED Planning Board Meeting Agenda
Thursday, September 22, 2022, at 7:00 pm

Virtual Meeting Information

Remote Participation Information (Zoom)

- Join via browser <https://us06web.zoom.us/j/84700573319> ; or
- Telephone +1 929 205 6099 US; +1 301 715 8592 US; +1 253 215 8782 US

Meeting ID: 847 0057 3319

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. Approval Not Required (ANR)

0 Upland Road (Map 15 Lot 182B)

III. Public Hearings

1. **7:00 pm public hearing from 09.14.2022: 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
2. **7:00 pm continued public hearing from 09.14.2022: 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
3. **7:00 pm public hearing from 09.21.2022: Article 20, Moratorium – III-F Cluster Development Allowed in Certain Districts** To see if the Town will vote to enact a moratorium from accepting new applications under Section III-F (Cluster Development Allowed in Certain Districts) Zoning Bylaw from the date of legal notification of this article for 18 months thereafter, to allow the Planning Board time to review and revised the bylaw and its application for a future Town Meeting; or otherwise act thereon.
4. **7:00 pm public hearing from 09.21.2022: Article 21, Regional Center (RC) Overlay District** To see if the Town will vote to amend Section 323.1.5 of the Natick Zoning Bylaw to include uses identified under Section III - A.2.27A to be allowed in the Regional Center (RC) Overlay District; or otherwise act thereon.
5. **7:00 pm public hearing from 09.21.2022: Article 22, III-F Cluster Development Allowed in Certain Districts** To see if the Town will vote to amend Section III-F of the Natick Zoning Bylaw (Cluster Development Allowed in Certain Districts) including but not limited to all sections necessary for the comprehensive re-write of Section III-F, or otherwise act thereon.
6. **7:00 pm public hearing from 09.21.2022: Article 23, Paper Submittal Requirements** To see if the Town will vote to amend all applicable sections of the Natick Zoning Bylaw to delete any reference to the submittal of paper applications or documents; or otherwise act thereon.
7. **7:00 pm public hearing from 09.21.2022: Article 24, East Central/Union Street Intersection (southern side)** To see if the Town will vote to amend the Natick Zoning Bylaw and Zoning map for the area on the southern side of East Central Street and Union Street by creating a new zoning district as a transition between the Downtown Mixed-use (DM) Zoning District and the surrounding residential zoning districts, and by amending all other applicable sections of the Natick Zoning Bylaw and Zoning Map necessary to establish such district; or otherwise act thereon.

III. Planning Board Business

- Meeting Minutes
- Fall Town Meeting Warrant Article Review and Recommendations

IV. Adjournment

The meeting will be broadcast and recorded by Natick Pegasus (Government Channel)

*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, §20
per Andrew Meyer, Chair*