



NATICK PLANNING BOARD



VIRTUAL ZOOM MEETING ONLY

**Wednesday, February 16, 2022
7:00 PM**

Zoom Meeting – Remote Participation

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 8782

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

AGENDA

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. Any individual addressing the Board during this section of the agenda shall be limited to five minutes.

II. Public Hearings:

1. **89 Union Street, Application of St. Benedict Classical Academy, Inc. for Site Plan Review** The Applicant proposes to redevelop the property to operate an elementary school for children in pre-kindergarten through sixth grade. (cont. from 2/2)
2. **1 South Main Street, Application of One South Main, LLC for a Modification to a previously approved Special Permit and Site Plan Review, and a Special Permit for Aquifer Protection District (APD)** The Applicant proposes to add a common area and leasable space to the second floor, and associated site improvements. (cont. from 2/2)
3. **148 Mill Street, Application of Philip C. & Gail m. Rousseau for a Definitive Subdivision** The Applicant proposes to create two-single family lots, with a roadway, and associated site improvements. (cont. from 2/2)
4. **0 Magnolia Road, Application of Kerry Wu of Magnolia Lake Front, LLC for a Special Permit for a Single Family Residential Cluster Development** The Applicant proposes to construct a multifamily complex consisting of 8 units, a right of way cul-de-sac accessed from Magnolia Road, and associated site improvements. (cont. from 2/2)
5. **76 & 82 Rockland Street, Applications of Trask for Preliminary Subdivision, Special Permit for Inclusionary Housing, and Special Permit for a Single Family Residential Cluster Development, and Preliminary Subdivision** The Applicant proposes to construct a residential cluster development with associated roadways, infrastructure, landscaping, and associated site improvements. (cont. from 2/2)

6. **26-34 Union Avenue, Application of Behrend Construction for a Special Permit and Site Plan Review for Independent Senior Living Overlay Option Plan (ISLOOP)** The Applicant proposes to construct an independent senior housing facility with off-street parking, landscaping, infrastructure, and associated site improvements. (cont. from 2/2)
7. **Public Hearing @ 7:00 PM 3 Appleton Road and 9 Yorkshire Drive, Application for Special Permit for a Single Family Residential Cluster Development, and Preliminary Subdivision** The Applicant proposes to construct five residential duplexes, with associated access ways, infrastructure, and site improvements
8. **23 Willow Street, Application of 23 Willow Street, LLC for Special Permit and Site Plan Review in the HOOP II District** The Applicant proposes to redevelop an existing industrial site by demolishing the existing buildings and constructing a new building with 8 units, with off-street parking and associate site improvements. (cont. from 2/2)

IV. Planning Board Business:

1. Discussion: General Updates from Community & Economic Development Staff
2. Discussion: Recommended Use of Prior Project Connectivity Funds
3. Discussion: Proposed 2022 Spring Annual Town Meeting Zoning Articles
4. Decision: 1400 Worcester Street, Application of Golf Tec for Signage
5. Minutes: 7/21/2021, 1/12/2022, 1/19/2022

V. Adjournment