



TOWN OF NATICK

ZONING BOARD OF APPEALS (ZBA)

MINUTES JANUARY 22, 2024

Members of the Zoning Board of Appeals in Attendance of the Monday, January 22, 2024, public meeting includes David Jackowitz, Chair; Robert Steckbeck, Jason Makofsky, Geoff Lewis, Ari Gottlieb, and Michael Lynch. Member of the Community and Economic Development staff present: Peg Waters, ZBA Administrator of Community and Economic Development.

Mr. Jackowitz called the meeting to order at 6:30 pm.

PUBLIC COMMENT

None

PUBLIC HEARINGS

146 E Central Street - Sec 6 Finding and 3 Variances -

Continued from October 23, 2023, Zoning Board of Appeals (ZBA) Meeting Item #1 The project is for the expansion of the existing structure and construction of a new retail building, as shown on the plans submitted for Route 135 LLC.

The applicant has requested to continue the public hearing to February 26, 2024.

There were no comments for this Item.

Voting

Jason P. Makofsky moved to approve continuing the public hearing to February 26, 2024, Geoffrey S Lewis seconded the motion.

AYE: Ari R Gottlieb, David R. Jackowitz, Geoffrey S Lewis, Jason P. Makofsky, Michael T Lynch, Robert K. Steckbeck

NAY: None

ABSENT: Andrew M Enright

Result

Continued to future meeting.

10 Coolidge Avenue - Section 6

January 22, 2024, Zoning Board of Appeals (ZBA) Meeting Item #2 - The applicant proposes to demolish the existing single-family dwelling and construct a new single-family dwelling.

Mr. Bradford is present for the public hearing and presented the project to the ZBA members. Mr. Jackowitz asked the applicant if he had reached out to the abutters who wrote the letter to the ZBA. Mr. Bradford stated he did exchange contact information with the writers of the letter.

Mr. Jackowitz reviewed the application and the abutters comment letter.

Ms. Catherine Mora of 8 Coolidge Avenue is present for the public hearing. She indicated her concerns are the scale of the proposed dwelling is not in keeping with the rest of the neighborhood, the size of the dwelling will make it the largest on the street, and the process of taking down smaller homes and putting up much bigger ones is not part of the Master Plan for the town. Mr. Jackowitz stated that is a legislature concern not a ZBA concern. Ms. Mora stated the building that looms over the adjacent properties is not keeping with the openness of the neighborhood. Further, she feels like the repercussions of putting a full basement on the lot would be a detriment to our capacity to the storm water on the street.

Ms. Mora presented a document to the ZBA and applicant with sketch drawings of the neighboring properties and the detriment to the character of the neighborhood.

Mr. Vincent Tingley of 3 Jefferson St., is concerned about the water level. Wanted to know if there is going to be testing done to make sure there will not be additional water issues. Mr. Bradford stated he is currently constructing a two-family home on Morse St., and has testing done with the Board of Health and their engineer. The plan that is before the ZBA is going to be documented and performed. Mr. Bradford stated there should be no negative impacts of the neighborhood as far as the ground water is concerned.

Mr. Lynch asked about test pits on the present application. Mr. Bradford confirmed the testing has been done.

Mr. Tingley asked if they do experience problems, what recourse do the abutters have. Mr. Jackowitz explained that it would be a civil matter.

Mr. Jackowitz read the Board of Health comment letter that will provide the oversight needed.

Mr. Makofsky confirmed the project will have more water into the ground and not into the neighbor's property and street based on the information provided by the applicant.

Ms. Emily Carr of 5 Coolidge Ave., and stated she is very much aware of the water issues on Coolidge Avenue and Walcott Street.

Ms. Teresa Spillane of 6 Coolidge Avenue commented about the water on Coolidge Avenue as well. Ms. Mora asked about the Storm Water Management System. Mr. Jackowitz explained the process of the tanks and how the water slowly seeps back into the ground water.

Mr. Lynch stated one of the benefits of the Town now is that you cannot put a basement below the water table.

Mr. Derek Wheeler of 46 Marion Street knows the quality of house Mr. Bradford does and said this is an RG zone. This is two family zoning not single-family zoning. Mr. Wheeler has said the applicant has done a great job with this project.

Mr. Jackowitz stated the applicant is doing exactly what the code and by-laws dictate. The presentation by the

abutters is fairly dramatic and is only one vote but sees this as being completely out of scale of the neighborhood.

Mr. Gottlieb is asking of the proposed size of the structure. The applicant stated the finished square footage is 4000 sft. Mr. Lynch has the same concerns as Mr. Jackowitz.

Mr. Steckbeck stated there is a lot behind his house which is similar in size. They built something smaller than the proposed project. He stated height has an immediate detriment to the neighborhood/abutters.

Mr. Lewis asked about the square footage for 4 Coolidge Ave, the applicant stated it's 3500 Sqft. Mr. Makofsky stated he is falling in line with Mr. Lynch and Mr. Jackowitz. The storm water and demolition will be watched over by the Conservation Commission and the Board of Health. Mr. Makofsky would defer to the neighborhood in regard to the size of the house.

Mr. Jackowitz encourages the applicant to have further discussion with the abutters and come back next month.

Mr. Bradford stated he is all for having a dialogue with the abutters if they are willing to have a conversation. The applicant would like to continue the public hearing until February 26, 2024. Mr. Makofsky made a motion to continue the public hearing until February 26, 2024.

There were no comments for this Item

Voting

Mr. Makofsky made a motion to continue the public hearing until February 26, 2024. Michael T Lynch seconded the motion.

AYE: David R. Jackowitz, Geoffrey S Lewis, Jason P. Makofsky, Michael T Lynch, Robert K. Steckbeck NAY: None

ABSENT: Andrew M. Enright

PRESENT: Ari R Gottlieb

86 North Avenue - Section 6

January 22, 2024, Zoning Board of Appeals (ZBA) Meeting Item #3 - The applicant proposes to renovate the existing porch and construct a new addition.

Mr. Gato is present for the public hearing.

Mr. Jackowitz reviewed the application before the Board.

Mr. Dan Dimento of 2 Tibbett Street is concerned about the trees on the boundary line. The applicant stated there are no plans to remove the trees at the back of the property however, they will remove the bushes at the front of the property.

There were no comments for this Item

Voting

Jason P. Makofsky moved to approve 86 North Avenue - Section 6. Michael T Lynch seconded the motion.

AYE: David R. Jackowitz, Geoffrey S Lewis, Jason P. Makofsky, Michael T Lynch, Robert K. Steckbeck NAY: None
ABSENT: Andrew M Enright PRESENT: Ari R Gottlieb

Result

Approved

46 Wethersfield Rd - Section 6

January 22, 2024 Zoning Board of Appeals (ZBA) Meeting Item #4 - The applicant proposes to demolish the existing single-family dwelling and construct a new single-family dwelling.

Attorney Glick and Mr. Cahill are present for the public hearing. Attorney Glick represents the applicant and presented the application before the Board. Attorney Glick presented a printout of the architectural plans to the Board.

Mr. Jackowitz reviewed the application before the Board.

Mr. Adam Hoffman of 44 Wethersfield Road is present to ask questions. Mr. Hoffman stated his house is to the rear of this project and would like to know if the trees are the property line and are the trees going to be removed? The applicant stated the trees will be pruned because they're older and others may be replanted and they desire to improve the trees and not remove the bigger trees. Mr. Cahill believes the smaller trees can be improved. Mr. Hoffman also asked about the groundwater and flooding that is happening into the back of his garage from the back of his property. Mr. Cahill stated that Natick has a Storm Water By-Law, and he has an engineer come in and develop a new system for runoff. The rainwater will be put underground.

Mr. Jackowitz stated the only non-conformity is the lot. The rest of it is all conformed to the code.

Ms. Gail Weston-Roberts of 26 Western Avenue, is asking about the process for the applicants written submission. Ms. Waters confirmed the comment letter from the attorney is in the portal. Mr. Lewis asked about the trees between this property and 44 Wethersfield Rd., and stated it is unclear where they fall on the property. Mr. Cahill stated he will prune them and they will not be cut down. The bush in the front yard will need to be relocated because of the utilities.

Mr. Lynch thinks the design is much more appealing to the neighborhood. Mr. Steckbeck is asking about dormers. Mr. Cahill stated it's a walk-up attic.

Ms. Gail Weston-Roberts of 26 Western Avenue is asking about the tree that belongs to the neighbor and wanted to know what side the tree is on and how far is it from the property line. Attorney Glick stated it's close to the property line. Mr. Jackowitz stated it's on the neighboring lot.

There were no comments for this Item

Voting

Jason P. Makofsky moved to approve 46 Wethersfield Rd - Section 6. Michael T Lynch seconded the motion.

AYE: David R. Jackowitz, Geoffrey S Lewis, Jason P. Makofsky, Michael T Lynch, Robert K. Steckbeck
NAY: None

ABSENT: Andrew M Enright

PRESENT: Ari R Gottlieb

Result

Approved

58 Washington Street - Section 6

January 22, 2024, Zoning Board of Appeals (ZBA) Meeting Item #5 - The applicant proposes to demolish the existing two-family dwelling and construct two family dwelling.

Mr. Lewandowski is present for the applicant and gave a brief description of the project.

Mr. Jackowitz reviewed the application for the Board.

Mr. Lewis asked about a very similar project on Washington Street and one of the concerns was the size of the project and there are no front facing garage doors on Washington Street.

Mr. Lewis said this is a huge building compared to what is on the street currently.

Mr. Lynch brought up the earlier concern of no parking on Washington Street. Mr. Lewandowski stated the garage doors do face the front of the house and there will be three spaces for parking including the garage. Mr. Steckbeck stated three months ago the ZBA was against it with a lot of opposition and now there's no opposition from abutters.

Mr. Lewis stated he approves a lot of project and upgrading the housing stock in town, he believes this design is completely out of character for this neighborhood.

Ms. Loreen Coraccio of 58 Washington Street is present for the public hearing.

Comments

Tom Cobb

Jan 20, 2024 · 7:09am

As a neighbor of Joe and Loreen I support this plan. It'll be a wonderful set of homes in the neighborhood. Tom Cobb; 29 Walnut St, Natick.

Irene Feeney

Jan 18, 2024 · 7:51pm

----- Forwarded message From: Irene Feeney Date: Thu, Jan 18, 2024 at 4:24 PM Subject: 58 Washington Street To: To Whom it May Concern, I have been living at 3 Harvard St, Natick, MA 01760 across from 58 Washington St since 1969. The Coraccio family have been my neighbors for many years since 1997. They are well liked and respected in the neighborhood. I have no objection to their request to tear down and replace the current building. They are fantastic neighbors. They have been great neighbors and deserve to upgrade their house. I will support them in whatever way I can. Sincerely, Irene Feeney 3 Harvard St, Natick, MA 01760

Daniel and Kelly DeLiberato

Jan 18, 2024 · 6:41am

As a neighbor at 57 Washington St, we support this proposed plan. Daniel and Kelly DeLiberato

Niamh Doherty

Jan 17, 2024 · 10:56am

To the Natick Zoning Board of Appeals: It is my pleasure to support Joe and Loreen Coraccio's efforts to improve our neighborhood and their dwelling via an energy-efficient, safer, accessible plan of new construction/remodeling of their home. Joe and Loreen have been fantastic neighbors and active members of our Washington Street community. From Joe's generous, extensive snow clearing of large stretches of sidewalk for several of his neighbors on Washington Street during snowy winters, to Loreen's friendly walks with their dog Lacey, including thoughtful check-ins with my husband, our children and me, I have appreciated them as kind, warm neighbors since we moved to Natick in 2016. They have raised their sons here, including a U.S. Marine, and I appreciate their patriotic support of the USMC and our country. Joe and Loreen are long-term, committed members of the Natick community. We are grateful to be their neighbors, and we welcome their efforts to explore a new opportunity to further beautify and improve their home, our neighborhood, and Natick. Please let us know if we can provide additional support. Sincerely, Niamh Doherty & family Homeowners & residents of 50 Washington Street 408-483-8307 508-655- 3852

John Duan

Jan 17, 2024 · 10:20am

On Wed, Jan 17, 2024 at 5:37 AM John Duan wrote: FYI Sent from my iPhone Begin forwarded message: From: John Duan Date: January 17, 2024 at 5:36:25 AM EST To: ced@natickma.org Subject: Re: Construction at 58 Washington Street Natick Dear sir/ Madam, I am the owner of 27 walnut st. Natick I am writing this letter to express my support of the zoning appeal for the Construction at 58 Washington Street Natick. I feel it poses no detriment to the neighborhood. New building will improve the overall neighborhood appeal and improve property value in the neighborhood If you have any question, feel free to contact me. Thank you ! Best, John Duan

Andy Mirsky

Jan 17, 2024 · 10:18am

Dear Zoning Board of Appeals, As neighbors directly adjacent to 58 Washington Street, based on the plans we received from the owners, we are in support of the referenced project and do not see it as a detriment to the neighborhood in any way. Thank you, Andy & Trish Mirsky Owners of 60 Washington Street 781-710-4584

Voting

Jason P. Makofsky moved to approve 58 Washington Street - Section 6. Michael T Lynch seconded the motion.

AYE: David R. Jackowitz, Jason P. Makofsky, Michael T Lynch NAY: Geoffrey S Lewis, Robert K. Steckbeck

ABSENT: Andrew M Enright

PRESENT: Ari R Gottlieb

Result

Approved

4 Lookout Avenue - Section 6

January 22, 2024, Zoning Board of Appeals (ZBA) Meeting Item #6 - The applicant proposes to demolish the existing single-family dwelling and construct a new single-family dwelling.

Attorney Richards is present for the public hearing.

Mr. Jackowitz reviewed the application before the Board.

Mr. Herb Williams of 8 Pinehurst Avenue has a concern about the trees being taken down currently and would ask they consider some plantings on the corner of Pinehurst and Lookout since the trees were removed.

Mr. Richards said they would be agreeable to a condition of adding trees to the corner to shield the lights into 8 Pinehurst Avenue.

Ms. Jennifer Braham-Parikh of 6 Lookout Avenue would like to know about the drainage system. Mr. Jackowitz explained the ground water system that will be put into place for the project. Ms. Braham-Parikh asked about the driveway and how it jumps out a bit and what is the purpose. The applicant stated it is like that as a turnaround instead of backing out onto the street. Another concern is about the demolition of the project and what will the protection be for her property. The applicant stated the demolition is usually a couple of days and will be using water from a water tank to keep the dust down. Mr. Jackowitz asked the applicant to communicate with the abutter about the milestones of the demolition and foundation. She has a concern about the fencing because there isn't any in the neighborhood.

Ms. Holly Colby of 62 Speen Street, is here for the public hearing and echoes what Mr. Williams said about the blasting and is there any recourse for any issues with their foundation.

Mr. Jackowitz said that's a civil matter.

Ms. Lisa Williams of 8 Pinehurst asked about the process of blasting. Mr. Lynch stated there won't be a public hearing however, the abutters will get notice from the applicant.

Mr. Jackowitz asked the applicant to let the abutters know if they are not blasting as well.

Mr. Alex Manassah of 9 Pinehurst Avenue would like to know about the water shed management. Mr. Jackowitz stated the process is governed by the Board of Health and will be the ones that makes sure the filtration system is put in properly. He asked if the residents can an outside study to be done in the area. Mr. Jackowitz stated that the Board of Health directs the applicant to fix the grading on the lot. Mr. Manassah asked where they are putting the driveway. The applicant stated it's on the other side of the lot on Lookout Ave. Mr. Manassah has brought up another concern about the water runoff and asked that the driveway be made by something that is permeable. The applicant stated that they're putting the drains in and with a permeable driveway there would be no place for the water to go.

There were no comments for this Item

Voting

Jason P. Makofsky moved to approve 4 Lookout Avenue - Section 6. Geoffrey S Lewis seconded the motion.

AYE: David R. Jackowitz, Geoffrey S Lewis, Jason P. Makofsky, Michael T Lynch, Robert K. Steckbeck

NAY: None

ABSENT: Andrew M Enright

PRESENT: Ari R Gottlieb

A motion was made by Mr. Lewis and seconded by Mr. Lynch to approve the minutes from the December 18, 2023, meeting.

ADJOURNMENT

A motion was made by Mr. Lewis and seconded by Mr. Lynch to adjourn the meeting. Meeting adjourned at 8:49pm.