



**TOWN OF NATICK**  
**Zoning Board of Appeals Meeting Minutes**  
**Monday, January 27, 2025, at 6:30 pm**

Members of the Zoning Board of Appeals in Attendance of the Monday, January 27, 2025, public meeting includes David Jackowitz, Chair; Michael Lynch, Jason Makofsky, Ari Gottlieb, Alan Blevins, and Geoff Lewis. Community and Economic Development staff present: Peg Waters, Office Manager/Zoning Board Administrator.

Mr. Jackowitz called the meeting to order at 6:32pm.

**I. Public Speak**

None

**II. Public Hearings – Development Projects**

1. **Continuation of Public Hearing for 5 Scarsdale Road**, an application for **5 Scarsdale Road Realty Trust**, for a FINDING AND VARIANCE per Massachusetts General Law (MGL), Chapter 40A, Sections 6 and 10 and the Natick Zoning Bylaws, Sections IV-B and V-A. The applicant proposes to construct A TWO CAR GARAGE on the pre-existing non-conforming lot as shown on the plans submitted.

Marvin Orellana is present for the application.

Mr. Jackowitz reviewed the application before the Board.

The applicant asked to withdraw the application for a Variance.

A motion was made by Jason Makofsky to approve the applicants request to withdraw the application. The motion was seconded by Ari Gottlieb.

*The Board voted in favor of the motion 6-0-0 (Jason Makofsky – yes; David Jackowitz – abstain; Michael Lynch – yes; Geoff Lewis – yes; Ari Gottlieb - yes; and Alan Blevins – yes). MOTION PASSED*

2. **Continuation of Public Hearing for 25 Hillcrest Avenue**, an application for Joni Shehu, for a **VARIANCE** per Massachusetts General Law (MGL), Chapter 40A, Section 10 of the Massachusetts Zoning Act and Section IV-B and V-A.2 of the Natick Zoning Bylaws. The project is for the construction of a single-family dwelling on a non-conforming lot as shown on the plans submitted. **The applicant has requested a continuation without testimony to February 24, 2025.**

Mr. Makofsky moved to continue the application to February 24, 2025. Mr. Lewis seconded the motion. *The Board voted in favor of the motion 6-0-0 (Jason Makofsky –*

*yes; David Jackowitz – yes; Michael Lynch – yes; Geoff Lewis – yes; Ari Gottlieb - yes; and Alan Blevins – yes). MOTION PASSED*

3. **Continuation of Public Hearing for 24 Marshall Road**, an application for Seth Dobie, a Variance is required for the front entry and a Section 6 Finding is required for the side yard setback per Massachusetts General Law (MGL), Chapter 40A, Section 6 and the Natick Zoning Bylaws, Sections IV-B and V-A and Chapter 40A, Section 10 of the Massachusetts Zoning Act and Section IV-B and V-A.2 of the Natick Zoning Bylaws. The project is for a Farmers Porch on the front of the single-family dwelling AND an extension of pre-existing non-conforming structure as shown on the plans submitted.

Mr. Jackowitz recused himself from this public hearing.

Mrs. Dobie provided the ZBA with handouts in OpenGov.

Mr. and Mrs. Dobie are present for the public hearing. The applicants presented their application to the Board.

Mr. Makofsky reviewed the application and ZBA checklist with the Board members. The Section 6 Finding is for the side setback (west) and the Variance is for the front entry.

Mr. Lynch discussed the criteria for a Variance.

A motion was made by Michael Lynch to approve the Section 6 Finding for the side setback. The motion was seconded by Ari Gottlieb.

*The Board voted in favor of the motion 5-0-1 (Jason Makofsky – yes; David Jackowitz – abstain; Michael Lynch – yes; Geoff Lewis – yes; Ari Gottlieb - yes; and Alan Blevins – yes). MOTION PASSED*

A motion was made by Geoff Lewis to approve the Variance due to factors particularly related to size, shape and topography of the structure. Specifically with it being on the front of the structure. We find that a literal enforcement .... The motion was seconded by Ari Gottlieb.

*The Board voted in favor of the motion 5-0-1 (Jason Makofsky – yes; David Jackowitz – abstain; Michael Lynch – yes; Geoff Lewis – yes; Ari Gottlieb - yes; and Alan Blevins – yes). MOTION PASSED*

Mr. Jackowitz resumed being chair.

4. **Public Hearing for 19 Longfellow Road**, an application for Grant Gao, for a FINDING per Massachusetts General Law (MGL), Chapter 40A, Section 6 and the Natick Zoning Bylaws, Sections IV-B and V-A. The applicant proposes to construct an addition the pre-existing non-conforming lot as shown on the plans submitted.

Mr. Gao is present for the public hearing.

Mr. Jackowitz reviewed the application before the Board.

Mr. Makofsky moved to continue the application to February 24, 2025. Mr. Blevins seconded the motion. *The Board voted in favor of the motion 6-0-1 (Jason Makofsky – yes; David Jackowitz – yes; Michael Lynch – yes; Geoff Lewis – yes; Ari Gottlieb - yes; and Alan Blevins – yes). MOTION PASSED*

5. **Public Hearing for 85 Cottage Street**, an application for Myles Walker, for a FINDING per Massachusetts General Law (MGL), Chapter 40A, Section 6 and the Natick Zoning Bylaws, Sections IV-B and V-A. The applicant proposes to raze the existing garage and construct a new garage the pre-existing non-conforming lot as shown on the plans submitted.

Mr. Walker is present for the public hearing and presented the application before the Board.

Mr. Jackowitz reviewed the application before the Board.

Mr. Lynch asked about the height of the building.

A motion was made by Jason Makofsky to approve the Section 6 Finding. The motion was seconded by Ari Gottlieb.

*The Board voted in favor of the motion 5-0-0 (Jason Makofsky – yes; David Jackowitz – yes; Michael Lynch – yes; Geoff Lewis – yes; Ari Gottlieb - yes). MOTION PASSED*

6. **Public Hearing for 25 Euclid Avenue**, an application for Silva Development LLC, for a FINDING per Massachusetts General Law (MGL), Chapter 40A, Section 6 and the Natick Zoning Bylaws, Sections IV-B and V-A. The applicant proposes to raze the existing single-family dwelling and construct a new single-family dwelling on the pre-existing non-conforming lot as shown on the plans submitted.

Attorney Peter Haranas is present for the public hearing.

Mr. Jackowitz reviewed the application before the Board.

A motion was made by Jason Makofsky to approve the Section 6 Finding for the lot depth. The motion was seconded by Ari Gottlieb.

*The Board voted in favor of the motion 6-0-0 (Jason Makofsky – yes; David Jackowitz – yes; Michael Lynch – yes; Geoff Lewis – yes; Ari Gottlieb - yes; and Alan Blevins – yes). MOTION PASSED*

7. **Public Hearing for 83 Kendall Lane**, an application for Arthur Fine Homes, for a FINDING per Massachusetts General Law (MGL), Chapter 40A, Section 6 and the Natick Zoning Bylaws, Sections IV-B and V-A. The applicant proposes to raze the existing single-family dwelling and construct a new two-family dwelling on the pre-existing non-conforming lot as shown on the plans submitted.

Mr. Nick Arthur and Daniel Burke, Esq. are present for the public hearing.

Mr. Jackowitz reviewed the application before the Board. Mr. Jackowitz read the Abutters letter from Mr. Kennedy and Mr. Carrozza into the record.

Mr. Mazy Mehdi spoke about 83 Kendall Lane new construction and quality of life on Kendall Lane. West Natick is a thickly settled area and doesn't have a problem with one residence becoming two.

Mr. Jackowitz asked Mr. Arthur if he thought about moving the house closer to the front of the road. Mr. Arthur stated they thought about it but did not move forward with it. Mr. Arthur said there are quite a few Arborvitaes in the back of the lot to give the Abutter privacy.

Mr. Gottlieb asked what is the benefit of having the dwelling so far off the road. Mr. Arthur stated the feedback he received is that potential buyers would like the structure to be as far away from the road as possible.

A motion was made by Jason Makofsky to approve the Section 6 Finding for the lot depth. The motion was seconded by Ari Gottlieb. Condition: Move the dwelling forward 10 feet and the rear setback be 35.8 feet and the conditions from letter from Kennedy and Carrozza (fence, demo will not require cutting root zones, mature green Arborvitaes will remain intact. Both the applicant and Abutter agreed to the condition.

*The Board voted in favor of the motion 5-0-0 (Jason Makofsky – yes; David Jackowitz – yes; Michael Lynch – yes; Geoff Lewis – yes; Ari Gottlieb - yes). MOTION PASSED*

8. **Public Hearing for 83 Felch Road**, an application for CPG2 Realty Trust, for a FINDING per Massachusetts General Law (MGL), Chapter 40A, Section 6 and the Natick Zoning Bylaws, Sections IV-B and V-A. The applicant proposes to raze the existing single-family dwelling and construct a new single-family dwelling on the pre-existing non-conforming lot as shown on the plans submitted.

Attorney George Richards and Justin DePitri from JPD Construction are present.

**Public Comments:**

Mr. David Learner 81 Felch Road is present for the public hearing and is excited about the new home being built.

Ms. Preeti Shah 63 Pine Street is excited about the new project and the plans are beautiful. She has a concern about her side of the property is under the setback required and wants to make sure the retaining wall does not get disturbed and won't touch anything on her side of the wall.

Mr. Rick Fine at 64 Felch Road agrees it's a beautiful building. Has a concern about the cut-through traffic and be careful of where you park in the neighborhood. Wants to make sure the trucks don't block people's driveways.

A motion was made by Jason Makofsky to approve the Section 6 Finding for the lot depth. The motion was seconded by Ari Gottlieb.

*The Board voted in favor of the motion 5-0-0 (Jason Makofsky – yes; David Jackowitz – yes; Michael Lynch – yes; Geoff Lewis – yes; Ari Gottlieb - yes). MOTION PASSED*

**III. Zoning Board of Appeals Business – approved**

- Meeting Minutes – December 16, 2024
- Meeting Minutes – November 25, 2024
- Meeting Minutes – July 22, 2024
- Meeting Minutes – June 24, 2024
- Meeting Minutes – May 20, 2024

**IV. Adjournment**

Meeting was adjourned on 8:04pm