

**Natick Zoning Board of Appeals
In Person Only
March 27, 2023**

Chair David Jackowitz called the meeting to order at 6:31 PM. Members present were, David Jackowitz, Michael Lynch, and Geoffrey Lewis, Jason Makofsky, Andrew Enright. Also present was Community & Economic Development Staff Kolton Snider.

Public Speak: None

Public Hearings – Development Projects

1. 41 Highland Street: *application of Derek Wheeler for a Finding per Chapter 40A, Section 6 of the Massachusetts Zoning Act and Section IV-B and V-A.2 of the Natick Zoning Bylaws. The project is for the demolition of the existing single-family dwelling and the constructing of a new single-family dwelling on the pre-existing, non-conforming lot, as shown on the plans submitted.*

Voting Members: DJ GL AE JM ML

Derek Wheeler, applicant, requested a Section 6 finding for the demolition of the existing single-family dwelling and the constructing of a new single-family dwelling on the pre-existing, non-conforming lot, as shown on the plans submitted.

Dave Jackowitz asked for clarification on any changes to the grade along the rear property line Mr. Wheeler clarified the rear grade.

Michael Lynch said the height limit for the lot is based on the average center line from the street which made the proposed project too high. Mr. Wheeler said the current measurements were wrong. He asked if that made the project nonconforming in terms of height.

Rob Steckbeck clarified the Natick Zoning By-Laws for building height related to grades on a corner lot.

Helley Guzzi, 24 Middle Street, asked for clarification on the trees between her lot and the project's lot. Mr. Wheeler said all trees that required removal would have been removed. She asked about the drainage of the site affecting her property.

The Board Recessed from 6:51pm to 6:53pm

Tim Letson, 22 Middle Street, asked if the trees between his lot and the project's lot were going to be removed and if so if they would have been replaced. Mr. Wheeler said the dead trees would have had to be removed. He said there was a plan to landscape after the trees were removed.

Mr. Jackowitz encouraged the applicant to conduct research and return to the Board either under a different application or with revised plans.

Mr. Makofsky moved for a continuance to April 24, seconded by Mr. Lynch. Roll call vote 6-0.
MOTION PASSED

2. 29 Beverly Road: *application of Kevin Griffin for a Finding per Chapter 40A, Section 6 of the Massachusetts Zoning Act and Section IV-B and V-A.2 of the Natick Zoning Bylaws. The project is for the demolition of the existing single-family dwelling and the constructing of a new single-family dwelling on the pre-existing, non-conforming lot, as shown on the plans submitted.*

Voting Members: DJ GL AE JM ML

Kevin Griffon, applicant, requested a Section 6 finding for the demolition of the existing single-family dwelling and the constructing of a new single-family dwelling on the pre-existing, non-conforming lot, as shown on the plans submitted.

Sarah Fuhro, 8 Abbott Road, raised concern about the number of trees removed from the neighborhood as homes are redeveloped. Mr. Griffin said a large tree near the home would have to be removed. He said the tree in the front left of the home was not planned for removal.

Mr. Makofsky moved for approval with conditions, seconded by Mr. Lewis. Roll call vote 6-0.
MOTION PASSED

Zoning Board of Appeals Business: Meeting Minutes for September 19, 2022; October 17, 2022; November 21, 2022; January 23, 2023.

Mr. Makofsky moved for approval of the minutes, seconded by Mr. Lynch. Roll call vote 6-0.
MOTION PASSED

Mr. Jackowitz moved to adjourn at 7:11 PM, seconded by Mr. Lewis. Roll call vote 6-0. MOTION PASSED