

Natick Planning Board
Ed Dlott Meeting Room, Town Hall
July 25, 2018

Chair Glen Glater called the meeting to order at 7:30 PM. Members present were Andrew Meyer, Julian Munnich, Peter Nottonson, Teresa Evans, and Associate Member John Wadsworth. Also present was Community & Economic Development Director James Errickson.

Public Speak

No comment.

ANR Plan – 30 Speen Street & 0 Kylie Lane

Applicant not in attendance

Signage Special Permit: Bostonyan Auto Group/119 Worcester St: Façade sign

Aramayis Melikyan appeared before the Board to present the façade sign for Bostonyan Auto Group. Mr. Errickson noted that is a change in owner, the same use and no changes to the site. Members noted that the sign was compliant. Mr. Munnich asked whether the State's takings of land because of the reconstruction of the Rt. 9/Oak St intersection affected this site and whether it occurred before or after the Board's last site plan for this site. If it has been altered since the prior approval, the site plan should be updated. Mr. Errickson said he would research this.

Ms. Evans moved to approve the plan as shown on a document for Bostonyan Auto Group, 119 Worcester St sign PDF, as submitted, pending receipt of an updated site plan and with the seven-year sunset clause, seconded by Mr. Munnich. Vote 5-0

Minor Modification Request, 26-28 Eliot Street:

Request for Extension of Site Plan Approval/ Special Permit

Attorney George Richards, representing the Applicant, appeared before the Board to seek a three-year extension of the Special Permit granted to 26-28 Eliot St, which expires in December 2018. He added that the Applicant might come back with a modification for 7 units. Mr. Errickson noted that the decision had been filed on September 17, 2015.

Mr. Munnich moved approval of the extension of Special Permit for 26-28 Eliot for 3 years, noting that the details of the applicant should be updated to reflect the new owner after we receive such application. Mr. Glater added that the extension is for 3 years from September 17. Mr. Munnich's motion, as amended by Mr. Glater, seconded by Mr. Wadsworth. Vote 5-0

Signage Special Permit: Gardengate Academy/249 North Main St:

Application for façade sign and monument sign

Change in Use and Signage Special Permit: Gardengate Academy/249 North Main St

(contd from July 11): *Application to expand education use into the restaurant use (formerly Dunkin Donuts) and proposed façade and sign panel on existing monument sign*

Review draft decision

Gabi Maza, owner, reviewed the proposed signage and gave an overview of what had been discussed at the last meeting. She reviewed the monument sign, noting that they will only be using the top panel and keeping the panel below, which will remain blank.

Comments by the Board included: recent change in the sign bylaw requiring the address on top of standing signs; delete additional language, just “Gardengate Academy” and logo; remove the trademark symbol; and note that the sign will not be illuminated.

Mr. Munnich moved approval of the façade sign as shown on the sheet dated April 18, 2018, revision 2, seconded by Ms. Evans. Vote 5-0

Mr. Munnich moved approval of a temporary sign that may be hung on the monument sign indicating new session dates or “coming soon,” to expire September 1; seconded by Mr. Nottonson. Vote 5-0

Ms. Maza then presented a second option for the monument sign without the additional language. Ms. Evans moved to approve the sign panel for the monument sign without secondary language, including letters 6 inches in height for the street number, seconded by Mr. Meyer. Vote 5-0

Ms. Evans moved to continue the public hearing to August 8, seconded by Mr. Munnich. Vote 5-0

Site Plan Approval and APD Special Permit: Vertex Companies Inc./165 Mill St (Kennedy Middle School (KMS)) (contd from July 11): *Construction of a new middle school, which will contain 39 classrooms, 9 science rooms, and accommodate 1,000 students as well as other site improvements, including increased parking areas*

Jim Jordan (AI 3 Architects); Andrew Chagnon (Vertex); Robert Bravo (Electrical Engineer); and Chris Bradner (Traverse) appeared before the Board.

Mr. Jordan reviewed what would be discussed: sustainable design; site drainage, landscape design; exterior site lighting; and construction phase. He reviewed the sustainable design meetings which started last summer; site strategies and building design features; and LEED certification.

Mr. Chagnon noted that they are in the process of looking for a peer review consultant and reviewed drainage; site hydrology; historic drainage plan; proposed drainage corridor; wetlands, which are not currently connected and will involve significant wetland replication; and synthetic turf field.

Ms. Bradner reviewed front entry landscape; courtyard area; shared plaza between Brown and KMS; site plan showing landscape, main entry drive view and aerial from main entry drive. She also presented views of green space between schools; performing arts plaza; between schools; parent drop-off; athletic field; outdoor classroom; and a video presentation. She reviewed wetland restoration illustrations; proposed habitat and drainage corridor; plant palette; and irrigation areas.

Mr. Bravo reviewed site lighting plan; site photometric plan zones 1, 2, and 3, site details; and actual renderings of site lighting and fixtures.

Mr. Chagnon reviewed the Overall Phasing Plan. Mr. Jordan discussed the potential of photovoltaic canopies.

Comments by the Board included:

- Questions on the synthetic turf field – *Mr. Chagnon noted that they will be making a more detailed presentation*
- Lighting – what will be lit and when, and security lighting – where they are and how high are the poles;
- Rooftop mechanicals – “noisy end” away from nearby residences;
- Whether lighting fixtures have baffles; flag pole lighting – down lighting; and whether lighting was dark sky compliant;
- Area outside of the playing fields should be “cleaned up” through the wooded area;
- Walking trail to Surrey Lane should have a hammerhead so emergency vehicles can turn around;
- Corners of the playing field should be softened;
- Incorporate willow trees in the planting list;
- Fire lane striping – whether parent drop-off is in the fire lane;
- Solar panels incorporated in the plans now, instead of later;
- Sight line needs to be reviewed by Lt. Lauzon;
- No trash receptacles indicated on plans;
- LEED Silver Certification –*Mr. Chagnon noted that they are looking to get to silver LEED certification, but cannot consider it certain yet; and*
- Signage proposed- *there will be a separate presentation.*

Ms. Evans continued the public hearing to August 8, seconded by Mr. Nottonson. Vote 5-0

Site Plan Approval with Special Permits and Special Permit under Aquifer Protection District (APD) and waivers for Phase II Development, and Modification of Master Plan & Special Permits and waivers: HC Atlantic Development, LP/1298 Worcester St & 1 Mercer Rd (Public Hearing @ 7:30 PM): *Application for construction of a new building, upgrade site landscaping, install utilities, update stormwater management, update parking, and install lighting*
Attorney Jim Hanrahan (Bowditch & Dewey), David Cohen Pratt (HC Atlantic); Bert Corey (Schofield Bros.), and Dennis McCarthy (Dacon) appeared before the Board.

Ms. Evans read the public hearing notice into the record.

Mr. Hanrahan noted that the application before the Board is Phase II of the Sherwood Plaza South project and gave an overview of Phase I of the Master Plan. The most significant changes are the reduced size of the building and intensity of the use, as well as parking demand. Mr. Pratt said they have been contemplating the development of this site the last two years and changing it to more business than retail, making it a business park. They have had success with ABI – Labs, who are looking to expand and created a joint venture between HC Atlantic and ABI-Labs in order to build a very significant spec lab incubator site for Natick. This is a high-profile multi-company site. He presented a list of Typical Areas of Research and Development, Lab use and Safety, Lab Space – “Research Ready” for Fast Start, and Project Benefits; this is a long-term investment.

Mr. Corey reviewed the site and surrounding roadways; Sherwood South Phase II Area; and existing conditions at the entrance. He noted that the intent of the master plan was to develop the

site for LA Fitness first and as part of the plan, an area was set aside for a 7-story building, which is now reduced to 4 stories, and reviewed what was previously proposed and what is being proposed today. He reviewed the delivery flow/truck routing; Mr. Pratt added that trucks will never turn around in the parking area. Mr. Corey reviewed pavement layout plan; stormwater, grading, and drainage plan; stormwater program; site utility plan and photometric plan.

Mr. McCarthy reviewed the façade rendering of the ABI Lab building and materials; roof screen for rooftop equipment; building height at 60 ft.; simple lab layout; elevations consistent on all four sides; and reviewed landscape plan.

Mr. Errickson noted that he anticipated comments from Town staff.

Comments by the Board included:

- Requested waivers – Mr. Hanrahan noted waivers were mostly submission related items: traffic impact study, some dimensional on parking; submission on reduced-size plans;
- If this plan would preclude construction of the garage;
- An additional waiver would be pervious area requirement;
- Lack of landscape buffer in front of the building ;
- Concern with total building height;
- Information regarding the traffic movement impact on the Rt. 9/Dean Road intersection;
- With the multi-use path in place, the Board wants to make sure that the integration of movement will eventually connect with the planned West Natick Fire Station project;
- What public transit movements may happen in the park;
- Visual and acoustical impact to residential abutters to the south;
- Hood vent pipes connected to the roof could not be blocked by a shield: want to make sure they are not visible, requested a rendering;
- What signage is proposed;
- Bike parking and storage in the building;
- Electrical vehicle charging stations in the parking lot;
- Any amenities for employees.

Mr. Glater noted the issue of traffic coming from Speen St southbound to Rt. 9 westbound, a continued concern for this Board.

Ms. Evans moved to continue the public hearing to August 8, seconded by Mr. Nottonson.
Vote 5-0

Site Plan Review and Special Permit pursuant to Section III.A.2, Use #53 of Natick Zoning Bylaws: Douglas Fisher/15 Everett St (Public Hearing @ 7:30 PM) Application for Kennel License to operate a indoor/outdoor daycare for dogs

Douglas Fisher presented his request for a Dog Kennel special permit at his residence, 56 Eliot Hill Rd, aka 15 Everett St. He proposes to install a fence and provide daycare for dogs from 7 AM to 5 PM for only 8 dogs. There are 6 parking spaces on one driveway and two spaces on the other driveway. Cars dropping their dogs will be quick; not housing dogs in cages outside and not building anything else other than what exists.

Comments/questions by the Board included:

- Number of fences - *Mr. Fisher noted that there are two fences and adding one more and the fence on Eliot Hill Rd will be replaced with a new one;*
- The level of noise - *Mr. Fisher stated it was no more than the noise children make;*
- Waste disposal method;
- Distance to the nearest home – *Mr. Fisher noted 50-60 ft away;*
- How long the dogs are outside – *Mr. Fisher noted 5 minutes;*
- Number of employees and experience caring for the dogs;
- Course of action he takes with dogs barking – *Mr. Fisher said they are brought into the home.*

Saul Beaumont, 3 Fieldstone Lane, read his comments into the record and noted that kennels are allowed with a special permit but doesn't mean it should be approved. He noted comments from neighbor, Kerry Conley, 11 Aqueduct Rd: it will reduce property value; concern with noise; increase of amount of dog waste; corner lot does not seem large enough to house dogs; busy intersection, abutter notification. He noted comments from Jennifer and Matthew Carroll, 14 Eliot Hill Rd and Todd and Allison Fleisher, 8 Aqueduct Rd.

Michelle May, 26 Eliot Hill Rd, was concerned with the hours and traffic with buses during school year; it's a busy intersection.

Carol Ramirez, 5 Whitridge Rd, shared same concerns as other abutters and asked who will care for the dogs, noting that Mr. Fisher has another business.

Tom Arbuckle, 4 Eliot Hill Rd, noted concern with the height of the fence and agreed with comments made on the impact on property values.

Sandra Campanella, 43 Eliot Hill Rd expressed the same concerns and noted there is no sidewalk at the end of the road.

George Richards, representing a direct abutter on Eliot Hill Rd, asked what experience the Applicant has in training and boarding of dogs and if the business is for 5 or 7 days a week. He added that there is a standard for site plans that the Applicant has not yet met, and asked about parking as well as access and drop-off, any signage, and any input from the Board of Health. He suggested the Board look at the screening. He noted his personal experience with barking dogs and said he was working on a warrant article to not allow kennels in a residential zone.

John Carter and Mary Beth Carter, 9 Eliot Hill Rd, echoed concerns expressed by other abutters.

Alan Rosenman, 18 Eliot Hill Rd, expressed the same concerns and and noted that an abutter had notified him about this and was opposed to the kennel.

Mr. Glater explained to the Applicant that he needed to address questions raised. Mr. Munnich noted concern with the intensity of use; he has heard information to conclude that 8 dogs would be excessive.

Ms. Evans moved to continue the public hearing to August 8, seconded by Mr. Nottonson. Vote 5-0

Definitive Subdivision: Trask Inc./8 Wayside, 133 & 143 Cottage St (contd from June 27):
Application for proposed definitive subdivision with 30 units: 14 houses and 1 townhouse lot with 16 units *Sign decision and close public hearing*

Site Plan Approval and Special Permit for Comprehensive Cluster Development: Trask Inc/8 Wayside and 133 Cottage St (contd from June 27): Proposed development of 30 housing units – 14 single-family homes and 16 townhouse units on a new roadway with access from Cottage St and associated utilities, landscaping and lighting
Sign decision and close public hearing

Mr. Errickson informed the Board that he received comments from Mr. Munnich, which he had incorporated into the decision and had also incorporated everything from the Engineering Department. There was discussion on the condition regarding the location of the guard rail.

Ms. Evans moved to sign Decision 44-18 McHugh Farms Comprehensive Cluster Development and to approve the Subdivision as detailed, seconded by Mr. Meyer. Vote 5-0

Ms. Evans moved to close the two public hearings, seconded by Mr. Meyer. Vote 5-0

Modification of Hamlet Estates Definitive Subdivision (contd from May 23) *Modification involves: 1) adding land from 115 Union St parcel to the rear of Lot 60 and thereby creating two new buildable lots with access from Arrow Path; 2) conveying a portion of Lot 60 to the 115 Union St parcel, subject to and without any changes to the existing Open Space Easement in that area; and 3) creating a new open space area to the rear of the proposed new lots*

Sign decision and close the public hearing

Mr. Errickson said he had reviewed the decision with Town Counsel Dave Deluca, he noted some adjustments and reviewed Finding #4.

Ms. Evans moved to sign Decision 42-18 as amended, seconded by Mr. Munnich. Vote 5-0

Ms. Evans moved to close the public hearing, seconded by Mr. Meyer. Vote 5-0

Planning Board Business

Mr. Glater noted there was clear cutting of trees at the Mall along Rt. 9. Mr. Errickson explained the reason for the clear cutting, which was part of landscape improvements and a planned extension to the multi-use path discussed with the working group.

Special Permit for Dog Kennel: Doggy Dates/42 Leach Lane (contd from May 23):

Operate a dog kennel *Sign decision and close public hearing*

Mr. Errickson said the decision was not ready for this evening. Ms. Evans moved to continue the public hearing to August 8, seconded by Mr. Nottonson. Vote 5-0

Natick 2030+ Comprehensive Master Plan Update & Discussion

Mr. Errickson asked for potential dates in August for a working session meeting.

Discussion: Potential upcoming Town Meeting Articles:

Planner Ted Fields joined the meeting.

- *Zoning bylaw amendment Inclusionary zoning* -- Mr. Fields gave an overview of the last proposed bylaw and reviewed changes made; Mr. Errickson noted he would have a motion drafted for the next meeting;

- *Zoning bylaw amendment Adult Use Marijuana bylaws and map* -- Mr. Errickson noted that he and Mr. Fields met with the working group to put together a draft bylaw and map and reviewed it with the Board. (Mr. Meyer leaves the meeting)
The Board and staff discussed this at length. Attorney Pete D'Agostino, representing the sponsor of the previous Town Meeting article, provided comments on the draft.
- *Zoning bylaw amendment maximum height of light poles in certain districts* -- Ms. Evans circulated an article on a maximum height for light poles and said she would work on a motion.
- *Zoning bylaw amendment signage regulations* – Ms. Evans circulated a draft article, which inserts additional language into the article passed in the spring.
- *Zoning bylaw amendment SPGA in LC zone* – Brief discussion by the Board.
- *Zoning bylaw amendment Parking Payment Increment update language (Section V-D)* – Mr. Errickson noted this had been raised at the last meeting; the Board noted it wasn't urgent to put this on the warrant.
- *Zoning bylaw amendment for Conservation Land/Water Resource Areas* – Mr. Munnich urged the Town go forward with this, so that conservation land and bodies of water were not included in calculations of developable land.
- *Others considered* – Mr. Munnich suggested an article to distinguish certain types of retail use and explained.

Mr. Nottonson moved to adjourn the meeting at 11:51 PM, seconded by Mr. Wadsworth. Vote 5-0