



# City of Worcester Planning Board Meeting Agenda

Wednesday, January 24, 2024 at 5:30 PM

Worcester City Hall  
Levi Lincoln Chamber (Room 309), 455 Main Street

## Board Members

Albert LaValley, *Chair*  
Edward Moynihan, *Vice Chair*  
Adrian Angus  
Brandon King  
Conor McCormack

## Contacting the Board's Office

The Planning and Regulatory Services  
Division serves as the Board's staff.

**Address:** City Hall, 455 Main St, Room  
404, Worcester, MA 01608  
**Hours:** M-F, 8:30 am-5:00 pm  
**Phone:** (508) 799-1400 x 31440  
**Email:** [planning@worcesterma.gov](mailto:planning@worcesterma.gov)  
**Website:** [www.worcesterma.gov/  
planning-regulatory](http://www.worcesterma.gov/planning-regulatory)

The Planning Board is committed to ensuring that its public meetings are accessible to all. Should you require interpretation, auxiliary aids, services, written materials in other formats, or reasonable modifications in policies and procedures, please contact the Planning Division a minimum of 2 business days in advance of the scheduled meeting.

Hay disponibles servicios de interpretación y otras adaptaciones con solicitud previa.

تتوفر الترجمة الفورية وغيرها من وسائل التيسير عند الطلب المسبق.

अनुवाद र अग्य आवासह अ'-म अनरोधपचात उ उपलब्ध हुन्छ।

Interpretação e outras adaptações estão disponíveis mediante solicitação prévia.

Përkthimi dhe akomodime të tjera janë në dispozicion me kërkesë paraprake.

Kasa nkyeræasee ene akwanya afororo da ho ma won a won be bisa ato ho.

Phiên dịch và các hỗ trợ khác có sẵn theo yêu cầu trước.

## Division Staff

Michelle M. Smith, ACDO  
Victor Panak, Chief Planner  
Eric Flint, Conservation Planner  
Michelle Johnstone, Sr. Preservation Planner  
Rose Russell, Senior Planner  
Andreana Brenner, Planning Analyst  
Olivia Holden, Planning Analyst

## Upcoming Meetings

February 28, 2024  
March 20, 2024  
April 10, 2024  
May 1, 2024  
May 22, 2024  
June 12, 2024  
July 3, 2024  
July 24, 2024  
August 14, 2024  
September 4, 2024  
September 25, 2024

This Worcester Planning Board meeting will be held **in-person** at the date, time and location listed above. Meeting attendees will additionally have options to participate remotely by joining online or by phone:

- **Use the following link to join the meeting via computer** <https://cityofworcester.webex.com/meet/planningboardwebex> or
- **Call 844-621-3956 (Access Code: 2633 685 5101)**

*Note: If technological problems interrupt the virtual meeting component, the meeting will continue in-person.*

Application materials may be viewed online at:

<http://www.worcesterma.gov/planning-regulatory/boards/planning-board>. or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Monday-Friday.

For more information concerning this meeting please contact the Planning Division by email (preferred) at [planning@worcesterma.gov](mailto:planning@worcesterma.gov) or phone at (508) 799-1400 x 31440. Please send **written comments**, requests for reasonable accommodation, or requests for language interpretation 2 business days or more in advance of the meeting.

Las solicitudes de intérpretes para personas con dominio limitado del inglés deben hacerse a más tardar 2 días hábiles antes de la reunión. Para obtener más información en relación con esta reunión o enviar comentarios o preguntas por escrito antes de la reunión, contacte a: [planning@worcesterma.gov](mailto:planning@worcesterma.gov) or (508) 799-1400 x 31440.

## Call to Order – 5:30 PM

### Requests for Continuances, Extensions, Postponements, & Withdrawals

### Old Business

#### 1. **24 Simone Street (aka 70-72, 74-76 Valmor Street & 21-23, 25-27 Maranda Street) (PB-2023-096)**

- a. Public Meeting – Definitive Site Plan

### New Business

#### 2. **Brandt Lane and 4 Brandt Lane & 0 Grafton Street (PB-2023-094)**

- a. Public Hearing – Definitive Subdivision Plan

#### 3. **Burnside Court Extension (12 & 30 Federal Street and 30 Myrtle Street) (PB-2023-095)**

- a. Public Hearing – Definitive Subdivision Plan

#### 4. **Brookline Street Subdivision aka 175 & 177-192 Brookline Street (PB-2023-097)**

- a. Public Hearing – Definitive Subdivision Amendment Plan - Extension of Time

## **New Business**

### **5. 357 Granite Street (PB-2024-002)**

- a. Public Meeting – Definitive Site Plan

### **6. 0 Myrick Avenue (PB-2024-004)**

- a. Public Meeting – Definitive Site Plan & 81-G Street Opening Plan

### **7. 3 & 4 Carson Court (ZA-2023-012)**

- a. Public Hearing – Zoning Map Amendment

### **8. Proposed Modifications to the Subdivision Rules and Regulations (RR-2024-001)**

- a. Public Hearing – More than Than One Building on a Lot

## **Other Business**

### **9. Approval Not Required (ANR) Plans**

- a. AN-2023-056 – 57 Mount Avenue (Public)
- b. AN-2024-002 – 2 Otto Road (Private)
- c. AN-2023-005 – 196 Dana Avenue (Public)
- d. AN-2024-006 - 27 Forsberg Street (Public)

### **10. Board Policy and Procedures**

- a. Application Form Updates:
  - i. Special Permit for Accessory Dwelling Units
  - ii. Special Permit for Adult Use Marijuana
  - iii. Special Permit for Inclusionary Zoning Incentives

### **11. Communications**

### **12. Approval of Minutes**

7/26/2023; 11/1/2023; 11/15/2023; 11/22/2023; 12/13/2023; 1/3/2024