



City of Worcester Planning Board Meeting Agenda

Wednesday, October 16, 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*
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

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 nkyerases 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
Mattie VandenBoom, Conservation Agent Asst.
Michelle Johnstone, Sr. Preservation Planner
Rose Russell, Senior Planner
Olivia Houle, Planning Analyst
Amy Beth Laythe, Planning Analyst

Upcoming Meetings

November 6, 2024
December 4, 2024
December 18, 2024
January 15, 2025
February 5, 2025
February 26, 2025
March 19, 2025
April 9, 2025
April 30, 2025

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 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 or (508) 799-1400 x 31440.

Call to Order – 5:30 PM

Requests for Continuances, Postponements, & Withdrawals

Old Business

1. 0 Myrick Avenue (PB-2024-004)

- a. Public Meeting – MGL 81-G and GRO Ch. 12, Sec. 12, Private Street Opening & Improvements
- b. Public Meeting – Definitive Site Plan

2. 39 Lamartine Street (PB-2024-053)

- a. Public Hearing – Special Permit (IZ) for relief from minimum off-street parking and/or loading requirements, parking dimensional requirements, and landscaping requirements (Article VII, Section 6.A.ii)
- b. Public Meeting – Definitive Site Plan

New Business

3. 30-50 Lagrange Street & 47 Oread Street (PB-2024-017)

- a. Public Meeting – Amendment – Definitive Site Plan

4. Lewis Street (PB-2024-059)

- a. Public Meeting – MGL 81-G and/or GRO Ch. 12, Sec. 12, Private Street Improvement

New Business

5. 10 Grosvenor Street (PB-2024-063)

- a. Public Hearing – Special Permit (IZ) for relief from minimum off-street parking and/or loading requirements, parking dimensional requirements, and landscaping requirements (Article VII, Section 6.A.ii)
- b. Public Meeting – Definitive Site Plan

6. 36 Butler Street (PB-2024-064)

- a. Public Hearing – More Than One Building on a Lot Plan
- b. Public Meeting – Definitive Site Plan

7. 22 Waverly Street & 54 Harrison Street (PB-2024-068)

- a. Public Hearing – Special Permit (IZ) for relief from minimum off-street parking and/or loading requirements, parking dimensional requirements, and landscaping requirements (Article VII, Section 6.A.ii)
- b. Public Meeting – Definitive Site Plan

8. 487 Park Avenue (PB-2024-077)

- a. Public Hearing – Special Permit (IZ) for relief from minimum off-street parking and/or loading requirements, parking dimensional requirements, and landscaping requirements (Article VII, Section 6.A.ii)
- b. Public Meeting – Amendment – Definitive Site Plan

9. 225 Shrewsbury Street (PB-2024-078)

- a. Public Hearing – Special Permit (CCOD) to allow drive-through facilities and services in the Commercial Corridors Overlay District (Article IX Section 5.C.)
- b. Public Hearing – Special Permit (CCOD) to reduce minimum off-street parking requirements up to 50% for a mixed-use development in the CCOD (Article IX Section 7.C.2.b.)
- c. Public Hearing – Special Permit (CCOD) to modify parking dimensional requirements in the CCOD (Article IX, Section 7,E.)
- d. Public Meeting – Definitive Site Plan

Other Business (Public Meeting)

10. Subdivisions

- a. Malden Woods Subdivision – Danielle’s Way – Request for surety modifications
- b. Malden Woods Subdivision – Castine Street – Request for Bond Reduction

11. Approval Not Required (ANR) Plans

- a. AN-2024-048 – 15 Hillcroft Avenue & Marmion Avenue (Public & Private)
- b. AN-2024-053 – 32 Clifton Street (Public)
- c. AN-2024-055 – 61 Progressive Street (Public)
- d. AN-2024-056 – 224 Brooks Street (Public)
- e. AN-2024-058 – 128 Puritan Avenue (Public)
- f. AN-2024-059 – 36 Butler Street (Public)

12. Communications

- a. MBTA Communities – Determination of Compliance
- b. Local Historic District Guidelines

Other Business (Public Meeting)

13. Board Policy and Procedures

- a. Community Preservation Committee Representative Appointment
- b. Google Drive
- c. Special Meetings

14. Approval of Minutes - 09/04/2024; 09/25/2024

Adjournment