



City of Worcester Planning Board Meeting Agenda

Wednesday, December 18, 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
Anthony Dell'Aera

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 अद्य आवासह अ-म अनरोधपचात उपलब्ध हुन्छ।

Interpretação e outras adaptações estão disponíveis mediante solicitação prévia.

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

Kasa nkyerasese ene akwanya aforo 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
Jorjette Lewis-Tyndale, Administrative Assistant

Upcoming Meetings

January 15, 2025
February 5, 2025
February 26, 2025
March 19, 2025
April 9, 2025
April 30, 2025
May 21, 2025
June 11, 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://cityofworchester.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

New Business

- 30-50 Lagrange Street & 47 Oread Street (PB-2024-017)**
 - Public Meeting – Amendment – Definitive Site Plan
- 10 Grosvenor Street (PB-2024-063)**
 - 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)
 - Public Meeting – Definitive Site Plan
- 39 Lamartine Street (PB-2024-095)**
 - 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)
 - Public Meeting – Definitive Site Plan
- 22 Waverly Street & 54 Harrison Street (PB-2024-068)**
 - 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)
 - Public Meeting – Definitive Site Plan

New Business

- 5. 0 Meadowbrook Road (PB-2024-072)**
 - a. Public Meeting – Definitive Site Plan
- 6. 190 & 192 Brookline Street (PB-2024-073)**
 - a. Public Meeting – Definitive Site Plan
- 7. 1078 West Boylston Street (PB-2024-075)**
 - a. Public Hearing – Special Permit (WRPO) to allow an automotive garage/shop use in the Water Resources Protection Overlay District (Article XII, Table 12.1, #12)
- 8. 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
- 9. 25, 33, 38 & 45 Arctic Street, 1, 14 (aka 8 & 10 Plastics Street) & 23 Hygeia Street, 274, 284 (aka 5 & 7 Arctic Street) & 290 Franklin Street, 2 Keese Street, and 0 Grafton Street (PB-2024-079)**
 - a. Public Meeting – Amendment – Definitive Site Plan
- 10. 317 Southwest Cutoff (PB-2024-081)**
 - a. Public Meeting – Parking Plan
- 11. 99 Stafford Street (PB-2024-082)**
 - a. Public Meeting – Definitive Site Plan
- 12. 125 Northeast Cutoff (PB-2024-085)**
 - a. Public Meeting – Amendment – Definitive Site Plan
- 13. 912-914, 918-924, 926-928, 930 & 932-934 Main Street, 157 Woodland Street and 1 & 3 Hawthorne Street and part of 151 Woodland Street (PB-2024-086)**
 - a. Public Meeting – Extension of Time – Definitive Site Plan
- 14. 9-13 Elton Street (PB-2024-087)**
 - a. Public Meeting – Definitive Site Plan
- 15. 582-584 Pleasant Street (PB-2024-088)**
 - a. Public Hearing – Special Permit (ADU) to modify the dimensional requirements for an Accessory Dwelling Unit (Article IV, Section 8.G.8)
- 16. 348 Salisbury Street (PB-2024-089)**
 - a. Public Meeting – Definitive Site Plan
- 17. Malden Woods Subdivision (aka Danielle’s Way, Castine Street, & the Extension of Whippoorwill Drive) (PB-2024-090)**
 - a. Public Hearing – Amendment – Definitive Subdivision Plan
- 18. 37 Greendale Avenue (PB-2024-091)**
 - a. Public Hearing – Definitive “Frontage” Subdivision Plan
- 19. 2 Ionic Avenue & 661 Main Street (PB-2024-093)**
 - a. Public Meeting – Extension of Time – Definitive Site Plan
- 20. 114 Austin Street (PB-2024-094)**
 - a. Public Meeting – Amendment – Definitive Site Plan
- 21. 216 & 221 Chandler Street (PB-2024-096)**
 - 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

- 22. 60 Wall Street (PB-2024-097)**
 - a. Public Meeting – Definitive Site Plan
- 23. 15 Gardner Street (PB-2024-098)**
 - a. Public Meeting – Definitive Site Plan
- 24. 50 Oriol Drive (PB-2024-099)**
 - a. Public Meeting – Extension of Time – Definitive Site Plan
- 25. 3 Eaton Place (aka 0 Mercantile Street, 0 Front Street, & City Square) (PB-2024-101)**
 - a. Public Meeting – Extension of Time – Definitive Site Plan
- 26. 5 Salem Square (aka 1 Trumbull Street, 0 Front Street, & 109 Franklin Street) (PB-2024-102)**
 - a. Public Meeting – Extension of Time – Definitive Site Plan

Other Business (Public Meeting)

- 27. Approval Not Required (ANR) Plans**
 - a. AN-2024-037 – 54 & 58 Airlie Street (Public) & Leeds Street (Public)
 - b. AN-2024-061 – 42 Greendale Avenue (Public)
 - c. AN-2024-062 – 10 Renfrew Street (Private) & 4 Inverness Avenue (Public)
 - d. AN-2024-063 – 184 Lovell Street (Public)
 - e. AN-2024-064 – 31 Randolph Road (Public)
 - f. AN-2024-065 – 56 Havelock Road (Public)
 - g. AN-2024-066 – 162 Goddard Memorial Drive (Public)
- 28. Street Petitions**
 - a. ST-2024-012 – Veterans Avenue & Garland Street (Discontinue & Remove)
 - b. ST-2024-013 – Julien Avenue (Public Street Layout)
- 29. Communications**
 - a. 2025 Meeting Dates
 - b. Transition to Zoom for Remote Participation
- 30. Board Policy and Procedures**
 - a. Community Preservation Committee Representative Appointment
- 31. Approval of Minutes - 09/25/2024; 10/16/2024; 11/06/2024**

Adjournment