



City of Worcester Planning Board Meeting Agenda

Wednesday, January 15, 2025 at **6:00 PM**

Worcester City Hall
Esther Howland Chamber (Room 302), 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

February 5, 2025
February 26, 2025
March 19, 2025
April 9, 2025
April 30, 2025
May 21, 2025
June 11, 2025
July 2, 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 – 6:00 PM

Requests for Continuances, Postponements, & Withdrawals

Old Business

New Business

- 547 Cambridge Street (PB-2024-074)**
 - Public Hearing – Special Permit (ADU) to modify the dimensional requirements for an Accessory Dwelling Unit (Article IV, Section 8.G.8)
- 317 Southwest Cutoff (PB-2024-081)**
 - Public Meeting – Parking Plan
- 99 Stafford Street (PB-2024-082)**
 - Public Meeting – Definitive Site Plan
- 125 Northeast Cutoff (PB-2024-085)**
 - Public Meeting – Amendment – Definitive Site Plan
- 582-584 Pleasant Street (PB-2024-088)**
 - Public Hearing – Special Permit (ADU) to modify the dimensional requirements for an Accessory Dwelling Unit (Article IV, Section 8.G.8)
- 114 Austin Street (PB-2024-094)**
 - Public Meeting – Amendment – Definitive Site Plan

New Business

7. 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 Hearing – Special Permit (CCOD) to modify the maximum number and/or dimensional requirements for off-street parking (Article IX, Section 7.E.)
- c. Public Meeting – Definitive Site Plan

8. 15 Gardner Street (PB-2024-098)

- a. Public Meeting – Definitive Site Plan

9. 33 Ripley Street (PB-2025-002)

- a. Public Meeting – Definitive Site Plan

10. 115 Northeast Cutoff (PB-2025-004)

- a. Public Hearing – Special Permit Amendment (WRPO) to expand, alter, and/or change a preexisting nonconforming use within the Water Resource Protection Overlay District (WR(GP-2)) (Article XII, Section 6)

11. 120 Washington Street (Lot 3A) (PB-2025-005)

- a. Public Meeting – Definitive Site Plan

12. 120 Washington Street (Lot 3B) (PB-2025-006)

- a. Public Hearing – Special Permit (CCOD) to modify the maximum number and/or dimensional requirements for off-street parking (Article IX, Section 7.E.)
- b. Public Meeting – Definitive Site Plan

13. 120 Washington Street (Lot 3C) (PB-2025-007)

- a. Public Meeting – Definitive Site Plan

14. 120 Washington Street (Lot 3D) (PB-2025-008)

- a. Public Meeting – Definitive Site Plan

Other Business (Public Meeting)

15. Approval Not Required (ANR) Plans

- a. AN-2024-063 – 184 Lovell Street (Public)
- b. AN-2024-067 – 500 Salisbury Street (Public)
- c. AN-2027-068 – 14 Mohican Road (Private)
- d. AN-2024-069 – 15 Uxbridge Street (Public)
- e. AN-2025-001 – 120 Washington Street (Public)
- f. AN-2025-002 – 8 Nebraska Street (Public)

16. Communications

- a. Housing Production Plan
- b. Community Preservation Act Funding
- c. MBTA Communities – Economic Feasibility Analysis Report
- d. APA Massachusetts Chapter’s 2024 Comprehensive Plan Award in Recognition of Now | Next

17. Board Policy and Procedures

- e. Community Preservation Committee Representative Appointment

18. Approval of Minutes – 12/18/2024

Adjournment