



City of Worcester Planning Board Meeting Agenda Wednesday, September 18, 2019

Worcester City Hall
Levi Lincoln Chamber, 3rd Floor (Room 309), 455 Main Street at 5:30 pm

Board Members

John Vigliotti, *Chair*
Albert LaValley, *Vice Chair*
Paul DePalo, *Clerk*
Eleanor Gilmore
Edward Moynihan

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 people with disabilities. Should you require auxiliary aids, services, written materials in other formats, reasonable modifications in policies and procedures, please call in advance of the scheduled meeting.

Our Mission

Planning & Regulatory Services
To provide credible, timely, and accessible data and analysis for decision-making and problem solving for land and programmatic development

Division Staff

Stephen Rolle, ACDO
Michelle Smith, Chief Planner
Amanda Molina Dumas, Senior Planner
Timothy Gilbert, Planning Analyst
Stefanie Covino, Conservation Planner
Brian Pigeon, Sr. Transportation Planner
Deborah Steele, Principal Staff Assistant

Upcoming Meetings

October 2, 2019
October 23, 2019
November 13, 2019
December 4, 2019
January 8, 2020
January 29, 2020
February 19, 2020
March 11, 2020
April 1, 2020
April 22, 2020
May 13, 2020
June 3, 2020
June 24, 2020
July 15, 2020
August 5, 2020
August 26, 2020
September 16, 2020
October 7, 2020
October 28, 2020
November 18, 2020
December 9, 2020

Board Site Views

Call to Order – 5:30 pm

Approval of Minutes – 7/17/19; 8/7/19; 8/28/19

Requests for Continuances, Extensions, Postponements, and Withdrawals

Old Business

1. 165 Southbridge Street (PB-2019-044)

- a. Public Meeting – Parking Plan Approval

New Business

2. Malden Woods (aka 0 Whippoorwill Drive & 0 Danielle's Way, Whippoorwill Drive and Castine Street Right of Ways) (PB-2018-026)

- a. Public Hearing – Definitive Subdivision Plan Amendment
- b. Public Meeting – Definitive Site Plan

3. 700 Plantation Street (PB-2019-036)

- a. Public Hearings –
 - i. Special Permit to allow expansion, alteration, change of pre-existing non-conforming uses within the Water Resource Protection Overlay District
 - ii. Special Permit to allow more than 20% impervious surface within the Water Resource Protection Overlay District

4. 67 West Boylston Street (PB-2019-038)

- a. Public Meeting – Definitive Site Plan

5. 128, 130, 132, 134 & 136 Alvarado Avenue (PB-2019-039)

- a. Public Hearing – Definitive Subdivision Plan Amendment
- b. Public Meeting – Definitive Site Plan Amendment

6. 57 Highland Street, 33 & 35 Wachusett Street (PB-2019-043)

- a. Public Hearing – Special Permit for CCOD

7. Higgins Farm (fka 727 Salisbury Street) or Salisbury Hill CCRC (PB-2019-047)

- a. Public Hearing – Special Permit Amendment – To allow a Continuing Care Retirement Community (CCRC)
- b. Public Meeting – Definitive Site Plan Approval

8. 49 Arlington Street (PB-2019-052)

- a. Public Meeting – Definitive Site Plan Approval

New Business

9. 757 Salisbury Street (PB-2019-053)

- a. Public Hearing – Special Permit to allow a Continuing Care Retirement Community (CCRC)
- b. Public Meeting – Definitive Site Plan Approval

10. 1023 & 1029 (aka 1025) Southbridge Street (PB-2019-054)

- a. Public Hearing – Special Permit for Adult Use Marijuana Establishment – Storefront Retailer Use
- b. Public Meeting – Parking Plan Approval

11. 51 & 53 Windsor Street (PB-2019-056)

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

12. 142 (aka 148) Southbridge Street (PB-2019-059)

- a. Public Hearing – Special Permit for Adult Use Marijuana Establishment – Storefront Retailer Use

13. Zoning Map Amendment – 8 (aka 8½) Washburn Street (ZA-2019-007)

- a. Public Hearing – Zoning Map Amendment to extend the BL-1.0 (Business, Limited) zoning district to include the property at 8 (aka 8½) Washburn Street

14. Zoning Map Amendment – 284 Highland Street (ZA-2019-008)

- a. Public Hearing – Zoning Map Amendment to extend the RL-7 (Residence, Limited) zoning district to include the property at 284 Highland Street

15. Planning Board Rules & Regulations Amendment

- a. Public Hearing – To require the use of the most current precipitation data (i.e. NOAA Atlas 14 or Cornell Data, in lieu of TP40 data) when preparing required stormwater (i.e. hydraulic/hydrologic) calculations

Other Business

16. Street Petition(s)

- a. Request to extend sewer in Winnipeg Street (Public) (ST-2019-014)
- b. Request to extend sewer in St. Louis Street (Public) (ST-2019-015)

17. Approval Not Required (ANR) Plan(s)

- a. 25 (aka 23) Cutler Street (Public) (AN-2019-047)
- b. 9 Montello Street (Public) (AN-2019-048)
- c. 235 West Mountain Street (Public) (AN-2019-049)
- d. 20 (A-D) Alvarado Avenue (Public) (AN-2019-050)
- e. 142, 144, & 158 Wildwood Avenue & 2 Spring Lane (Private) (AN-2019-051)
- f. 12 & 14 Monmouth Road (Private) (AN-2019-052)
- g. 2 & 4 Brewer Street (Private) (AN-2019-053)
- h. 486, 488, 494, & 496 Hamilton Street (Public) (AN-2019-054)

Other Business

18. Subdivision(s)

- a. 128 Alvarado Avenue Subdivision:
 - i. Request to Extend Work Completion Date and Amend Performance Agreement
- b. Arboretum Village Subdivision Phase IV – Expiration
- c. Endorsement of 76-78 Toronita Avenue Definitive (Frontage) Subdivision
- d. Endorsement of 249-265 Lake Avenue Definitive (Frontage) Subdivision

19. Request for Acceptance of (Open Space) Restrictive Covenant(s)

- a. Worcester Country Club Acres (CCRC) (PB-2018-042)
- b. 407 Cambridge Street (Cluster Special Permit) (PB-2018-021)

20. Communication(s)

21. Discussion of Board Policies and Procedures

- a. Public Accessibility of Applications/Information

22. Signing of Decisions (from prior meetings)

Adjournment