



# City of Worcester Planning Board Meeting Agenda Wednesday, October 2, 2019

Worcester City Hall  
Levi Lincoln Chamber, 3<sup>rd</sup> 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 & 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 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 9, 2019 \* *Special Meeting*

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; 9/18/19

**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. 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

### 3. 128, 130, 132, 134 & 136 Alvarado Avenue (PB-2019-039)

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

### 4. 57 Highland Street, 33 & 35 Wachusett Street (PB-2019-043)

- a. Public Hearing – Special Permit for CCOD

### 5. 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

### 6. 49 Arlington Street (PB-2019-052)

- a. Public Meeting – Definitive Site Plan Approval

### 7. 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

## **New Business**

### **8. 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

### **9. 142 (aka 148) Southbridge Street (PB-2019-059)**

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

### **10. 100 Institute Road (WPI) (PB-2019-062)**

- a. Public Meeting – Definitive Site Plan Approval

## **Other Business**

### **11. Approval Not Required (ANR) Plan(s)**

- a. 30 & 32 Chiltern Hill Drive (Public) (AN-2019-055)
- b. 5 Benham Street (Public), 7 Enid Street (Public), and 6, 8, & 10 Phoenix Street (Private) (AN-2019-056)
- c. 0 & 173 Brookline Street (Public & Developer's Street) (AN-2019-057)

### **12. Subdivision(s)**

- a. 128 Alvarado Avenue Subdivision:
  - i. Request to Extend Work Completion Date and Amend Performance Agreement
- b. 305 Belmont Street (aka Hospital Drive) Definitive Subdivision
  - i. Request to Accept Restrictive Covenant as form of Security
  - ii. Endorsement of Plan

### **13. 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)

### **14. Communication(s)**

- a. Invitation to Green Worcester Public Workshop (to be held on 10/16/19); received 9/26/19.
- b. Acceptance of Listing for the Duprey Building (16 Norwich Street) on the National Register of Historic Places; received 9/23/19.

### **15. Discussion of Board Policies and Procedures**

- a. Public Accessibility of Applications/Information
- b. CMRPC Delegate

### **16. Signing of Decisions (from prior meetings)**

## **Adjournment**