



City of Worcester Planning Board Meeting Agenda Wednesday, October 23, 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
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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
Michelle Johnstone, Preservation Planner
Brian Pigeon, Sr. Transportation Planner
Deborah Steele, Principal Staff Assistant
Ariel Lim, Staff Assistant

Upcoming Meetings

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

Board Site Views

Call to Order – 5:30 pm

Approval of Minutes – 7/17/19; 8/7/19; 8/28/19; 9/18/19; 10/2/19; 10/9/19

Requests for Continuances, Extensions, Postponements, and Withdrawals

Old Business

1. 757 Salisbury Street (PB-2019-053)

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

2. 1023 & 1029 (aka 1025) Southbridge Street (PB-2019-054)

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

New Business

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

- Public Hearing – Definitive Subdivision Plan Amendment
- Public Meeting – Definitive Site Plan

4. 128, 130, 132, 134 & 136 Alvarado Avenue (PB-2019-039)

- Public Hearing – Definitive Subdivision Plan Amendment

5. 57 Highland Street, 33 & 35 Wachusett Street (PB-2019-043)

- Public Hearing – Special Permit for CCOD

6. 51 & 53 Windsor Street (PB-2019-056)

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

7. 287 (aka 301) Grove Street and 49 & 41 Park Avenue (PB-2019-060):

- Public Meeting – Definitive Site Plan Amendment

8. 1191 Millbury Street (PB-2019-061)

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

9. 732 West Boylston Street (PB-2019-068)

- Public Meeting – Parking Plan Approval

New Business

10. 1 College Street (PB-2019-069)

- a. Public Meeting – Parking Plan Approval

11. 19 Hemans Street (PB-2019-070):

- a. Public Meeting – Extension of Time for Definitive Site Plan Approval

12. 143 Wildwood Avenue (PB-2019-071):

- a. Public Meeting – Definitive Site Plan Approval

13. 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

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

- a. 3 Maranda Street (Public) (AN-2019-059)
- b. 13 Yukon Ave (Public) (AN-2019-060)
- c. 12-14 Lady Bank Street (Public) (AN-2019-061)

15. Subdivision(s)

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

16. 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)

17. Communication(s)

- a. Notice of Community Outreach Meeting (10/25/2019) for a proposed Adult Use Marijuana Establishment at 45-61 Fremont Street.

18. Discussion of Board Policies and Procedures

- a. Public Accessibility of Applications/Information

19. Signing of Decisions

Adjournment