City of Worcester  
Planning Board Meeting Agenda  
Wednesday, January 29, 2020  
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

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  
- 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  
- December 30, 2020

Board Site Views

Call to Order – 5:30 pm


Requests for Continuances, Extensions, Postponements, and Withdrawals

Old Business

1. 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  
   Testimony Date(s): 10/2/2019 & 11/13/2019

New Business

2. Malden Woods Subdivision (aka 0 Whippoorwill Drive & 0 Danielle’s Way, Castine Street, Danielle’s Way and Whippoorwill Drive Right of Ways) (PB-2018-026)
   a. Public Hearing – Definitive Subdivision Plan Amendment
   b. Public Meeting – Definitive Site Plan

3. 57 Highland Street, 33 & 35 Wachusett Street (PB-2019-043)
   a. Public Hearing – Special Permit for CCOD

4. 0 Orient Street (aka 60 St George Street & 0 Ridge Street) (PB-2019-058)
   a. Public Meeting – Definitive Site Plan

5. 112, 114, 116, 120 & 120½ Houghton Street & 1 Nuttall Lane (aka Blaire House) (PB-2019-076)
   a. Public Meeting – Definitive Site Plan

6. 24 Woodward Street; 1A & 3 Appian Way; 1, 3, 4, 5, 6, 8, & 12 Brussels Street; 725 Southbridge Street; & within the Pakachoag Street and Woodward Street Right-of-Ways (PB-2019-077)
   a. Public Meeting – Definitive Site Plan
   b. Public Meeting – Chapter 12, Section 12 Street Alteration

7. 185 Madison Street (PB-2019-079)
   a. Public Meeting – Definitive Site Plan

8. 55 Salisbury Street (aka Worcester Art Museum) (PB-2020-004)
   a. Public Meeting – Definitive Site Plan
New Business

9. 65 (aka 45) Fremont Street - Cultivation Experts, LLC (PB-2020-005)
   a. Public Hearing – Special Permit for Adult Use Marijuana Establishment – Cultivator Use
   b. Public Meeting – Parking Plan Approval

10. 65 (aka 45) Fremont Street - Magic Dragon, LLC (PB-2020-006)
    a. Public Hearing – Special Permit for Adult Use Marijuana Establishment – Micro Business Use

11. Zoning Map Amendment - 26, 33 (aka 23 Hermon Street & 4 Harris Court) & 39 Hermon Street (ZA-2020-001)
    a. Public Hearing – To consider a modification to the Zoning Map to extend the Adaptive Reuse Overlay District (AROD) zoning district to include the properties located at 0 26, 33 (aka 23 Hermon Street & 4 Harris Court) & 39 Hermon Street, which are presently zoned MG-2.0 (Manufacturing, General) and/or BG-3.0 (Business, General) and partially within the Commercial Corridors Overlay District (CCOD-E).

12. Planning Board Rules & Regulations Amendment(s)
    a. Public Hearing – To amend the requirements of all of the Planning Board’s Rules and Regulations (i.e. Site Plan, Special Permit, Subdivision, Parking Plan) to (1) require compliance with the Massachusetts Stormwater Handbook and Standards, (2) to establish related submission requirements, and (3) to require use of the most current precipitation data available (e.g. NOAA Atlas 14 or Cornell Data in lieu of TP40 data) when preparing required stormwater (hydraulic/hydrologic) calculations.

Other Business

13. Street Petition(s)
    a. To rename Mullberry Street (Shrewsbury Street to East Central Street) to Mount Carmel Way

14. Approval Not Required (ANR) Plan(s)
    a. 1095 Millbury Street (Public) (AN-2020-007)
    b. 20 Valley View Lane (Public) (AN-2020-008)
    c. 73 (aka 69) Wall Street & Norfolk Street (Public) (AN-2020-009)

15. Subdivision(s)
    a. Hospital Drive Subdivision – Request for a Partial Release from the Restrictive Covenant

16. Request for Acceptance of (Open Space) Restrictive Covenant(s)
    b. 407 Cambridge Street (Cluster Special Permit) (PB-2018-021)

17. Communication(s)
    a. Save the date (3/21/2020) for the Citizen Planner Training Collaborative (CPTC) Conference.
    b. Notice of Community Outreach Meeting (2/3/2020) for a proposed Adult Use Marijuana Cultivator and Product Manufacturer Establishment at 98-100 Beacon Street.

18. Elections of Officers

19. Discussion of Board Policies and Procedures
    a. Policy regarding dimensions for off-street angled parking spaces
    b. Policy regarding complete and timely submittal of application materials and revisions

20. Signing of Decisions

Adjournment
January 29, 2020