City of Worcester
Planning Board Meeting Agenda
Wednesday, February 19, 2020
Worcester City Hall
Levi Lincoln Chamber, 3rd Floor (Room 309), 455 Main Street at 5:30 pm

Board Site Views

Call to Order – 5:30 pm


Requests for Continuances, Extensions, Postponements, and Withdrawals

New Business

1. 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

2. 57 Highland Street, 33 & 35 Wachusett Street (PB-2019-043)
   a. Public Hearing – Special Permit for CCOD

3. 0 Orient Street (aka 60 St George Street & 0 Ridge Street) (PB-2019-058)
   a. Public Meeting – Definitive Site Plan

4. 112, 114, 116, 120 & 120½ Houghton Street & 1 Nuttall Lane (aka Blaire House) (PB-2019-076)
   a. Public Meeting – Definitive Site Plan
   a. Public Meeting – Chapter 12, Section 12 Street Alteration

5. 185 Madison Street (PB-2019-079)
   a. Public Meeting – Definitive Site Plan

6. 590-610 Southbridge Street (aka 4 Washburn Street) & 8 (aka 8½) Washburn Street (PB-2020-003)
   a. Public Meeting – Parking Plan Amendment

7. 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

8. 65 (aka 45) Fremont Street - Magic Dragon, LLC (PB-2020-006)
   a. Public Hearing – Special Permit for Adult Use Marijuana Establishment – Micro Business Use

9. 0 Meadowbrook Road Subdivision (PB-2020-007)
   a. Public Hearing – Definitive Subdivision Plan Amendment
   b. Other – Request to Amend Restrictive Covenant to extend work completion date to 10/31/2022
New Business

10. 668 Burncoat Street (PB-2020-010)
    a. Public Meeting – Definitive Site Plan

11. 26 Hapgood Road (PB-2020-012)
    a. Public Hearing – Definitive (Frontage) Subdivision Plan

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)

14. Approval Not Required (ANR) Plan(s)
    a. 25 Warner Avenue (Public) & Farrington Street (Private) (AN-2020-010)
    b. 179 Grand Street (Public) (AN-2020-011)
    c. 107 Uncatena Avenue (Public) (AN-2020-012)

15. Subdivision(s)
    a. Kiara Drive Subdivision
       i. Request to set the amount for monetary security
       ii. Request to accept a Performance Agreement, secured by a letter of credit
       iii. Request for a Conditional 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. Notice of Appeal of Special Permit (CCRC) Decision for property at 757 Salisbury Street (PB-2019-
       053).
    b. Notice of Community Outreach Meeting (2/21/2020) for a proposed Adult Use Marijuana
       Microbusiness Establishment at 41 Fremont Street

18. Elections of Officers

19. Discussion of Board Policies and Procedures

20. Signing of Decisions

Adjournment