



# City of Worcester Planning Board Meeting Agenda Wednesday, September 16, 2020 at 6:00 PM\*

## Board Members

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

## 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](mailto:planning@worcesterma.gov)  
**Website:** [www.worcesterma.gov/  
planning-regulatory/  
boards/planning-board](http://www.worcesterma.gov/planning-regulatory/boards/planning-board)

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  
Stefanie Covino, Conservation Planner  
Michelle Johnstone, Preservation Planner  
Brian Pigeon, Sr. Transportation Planner  
Deborah Steele, Principal Staff Assistant  
Ariel Lim, Staff Assistant

## Upcoming Meetings

October 7, 2020  
October 28, 2020  
November 18, 2020  
December 9, 2020  
December 30, 2020  
January 20, 2021  
February 10, 2021  
March 3, 2021  
March 24, 2021  
April 14, 2021  
May 5, 2021  
May 26, 2021  
June 15, 2021  
July 7, 2021  
July 28, 2021  
August 18, 2021  
September 8, 2021

\*Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 23, 2020 Order, as amended, imposing strict limitation on the number of people that may gather in one place, this meeting of the Worcester Planning Board will be conducted via **remote participation**.

The meeting will be livestreamed from the City Website at [www.worcesterma.gov/video-on-demand](http://www.worcesterma.gov/video-on-demand) and may be broadcast on the local government cable channel (Spectrum Channel 192). While no in-person attendance will be permitted, every effort will be made to ensure that the public can adequately access the proceedings. In addition, a video recording and meeting minutes will be posted at [www.worcesterma.gov](http://www.worcesterma.gov) after the meeting.

**To participate during the public comment portion of the meeting, please call 415-655-0001 (Access Code: 160 171 4991) for the Planning Board.** If you have difficulty accessing the call, please e-mail [planning@worcesterma.gov](mailto:planning@worcesterma.gov).

Application materials may be viewed on the City Website at <http://www.worcesterma.gov/planning-regulatory/boards/planning-board>

For more information concerning this meeting or to **submit written comments** in advance of the hearing, please contact the Planning Division by email (preferred) at [planning@worcesterma.gov](mailto:planning@worcesterma.gov) or phone at (508) 799-1400 x 31440. Submission of comments in advance of the hearing is strongly encouraged.

**Call to Order** – 6:00 PM

**Approval of Minutes**

**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 & 8/5/2020*
2. **51, 53, & 55 Windsor Street (PB-2020-036)**
  - a. Public Hearing – More than one Building on a Lot
  - b. Public Meeting – Definitive Site Plan  
*Testimony Date(s): 8/5/2020*

## **New Business**

- 3. 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
- 4. 185 Madison Street (PB-2019-079)**
  - a. Public Hearings –
    - i. Special Permit for CCOD to allow drive-through facilities and services
    - ii. Special Permit for CCOD for relief from the maximum front-yard setback dimensional requirement
  - b. Public Meeting – Definitive Site Plan
- 5. 141 (aka 139) Southwest Cutoff - F. Carrier (PB-2020-008)**
  - a. Public Meeting – Definitive Site Plan
- 6. 141 (aka 139) Southwest Cutoff - Temescal Wellness (PB-2020-009)**
  - a. Public Hearing – Amendment to Special Permit to allow an Adult Use Marijuana establishment, cultivator & product manufacturer uses
- 7. 143 (aka 139) Southwest Cutoff - Evergreen (PB-2020-038)**
  - a. Public Hearing – Amendment to Special Permit to allow an Adult Use Marijuana establishment, retailer use
- 8. 29 Mountain Street East (PB-2020-040)**
  - a. Public Hearing – More than One Building on a Lot
  - b. Public Meeting – Definitive Site Plan
- 9. 224 Brooks Street (PB-2020-049)**
  - a. Public Meeting – Definitive Site Plan
- 10. 222 Brooks Street (PB-2020-055)**
  - a. Public Hearing – More than One Building on a Lot
  - b. Public Meeting – Definitive Site Plan
- 11. 151 Coburn Avenue (PB-2020-056)**
  - a. Public Hearing – Definitive Frontage Subdivision
- 12. 14 Wendover Road (PB-2020-057)**
  - a. Public Hearing – Definitive Frontage Subdivision

## **Other Business**

- 13. Street Petitions**
  - a. Petition to Rename Brightwood Avenue to Brightwood Street
- 14. Approval Not Required (ANR) Plan(s)**
  - a. Ballpark Area Parcels - Madison Street, Gold Street, Canal Street, Summit Street, Washington Street, and Ash Street (Public) (AN-2020-039)
  - b. 13 & 15 Keach Avenue (Private) (AN-2020-045)
  - c. 300 Salisbury Street (Public) (AN-2020-046)
  - d. 29 & 31 Maplewood Road (Public) (AN-2020-048)

**Other Business**

**15. Subdivisions**

**16. Discussion of Board Policies and Procedures**

**17. Communication(s)**

**Adjournment**