



City of Worcester Planning Board Meeting Agenda

Wednesday, October 28, 2020 at 5:30 PM*

To participate, please call 415-655-0001 (Access Code: 160 171 4991)

Board Members

Albert LaValley, *Chair*
Paul DePalo, *Vice Chair*
Eleanor Gilmore, *Clerk*
Toni Molinari
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/
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

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 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 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.

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 or phone at (508) 799-1400 x 31440. Submission of comments in advance of the hearing is strongly encouraged.

Call to Order – 5:30 PM

Approval of Minutes

Requests for Continuances, Extensions, Postponements, and Withdrawals

Old Business

1. Country Club Acres CCRC (aka 190 Mountain Street East & fka Paradise Point) (PB-2020-034)

a. Public Meeting – Definitive Site Plan Amendment

Testimony Date(s): 10/7/2020

New Business

2. 115 Northeast Cutoff (PB-2020-011)

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

b. Public Meeting – Definitive Site Plan

New Business

- 3. 11 & 22 (aka 24) Canterbury Street (PB-2020-058)**
 - a. Public Meeting – Definitive Site Plan
- 4. 36 & 40 Jackson Street (PB-2020-061)**
 - a. Public Hearing – Special Permit to allow an Adult Use Marijuana establishment, retailer use
- 5. 516 Plantation Street (PB-2020-064)**
 - a. Public Meeting – Definitive Site Plan
- 6. 1451 Grafton Street (PB-2020-066)**
 - a. Public Hearing –Special Permit to allow an Adult Use Marijuana establishment, cultivator & product manufacturer uses
- 7. 63 North Street (PB-2020-067)**
 - a. Public Meeting – Definitive Site Plan
- 8. 370-372 Pleasant Street & 30 Russell Street (PB-2020-068)**
 - a. Public Meeting – Parking Plan
- 9. Kettlebrook Way (aka part of 264 Stafford Street) (ST-2020-013)**
 - a. Public Hearing – To Remove a Private Way from the City's Official Map
- 10. Zoning Ordinance Amendment (ZA-2020-010)**
 - a. Public Hearing – To modify and/or establish zoning requirements relative to self-storage facilities

Other Business

11. Subdivisions

- a. 35 Modoc Street (Anthony Circle)
 - i. Request to set a bond amount and work completion date for a performance agreement
 - ii. Request for release of restrictive covenant

12. 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. 63 Norfolk Street & 432 Franklin Street (Public) (AN-2020-046)
- c. 41 & 45 Montague Street (Public & Private) (AN-2020-051)
- d. 9-15 Ridge Street (Public) (AN-2020-052)
- e. 857 Main Street & 19 Ripley Street (Public) (AN-2020-054)
- f. 19 Hilda Street (Public) & 112 Osceola Avenue (Public) (AN-2020-055)
- g. 394-396 Lake Avenue (Public) (AN-2020-058)
- h. 24-26 Bullard Avenue (Public) (AN-2020-060)
- i. 53-55 Wilbur Street (Public) (AN-2020-061)
- j. 101-105 Piedmont Street (Public) (AN-2020-062)
- k. 173 Ludlow Street (Public) (AN-2020-063)
- l. 12 Laurier Street & 230 Clover Street (Public) (AN-2020-064)
- m. 134 Ararat Street (Public) (AN-2020-065)
- n. 5 Chino Avenue & 21 Seattle Street (Public) (AN-2020-066)
- o. 79 Valmor Street (Public) (AN-2020-067)

Other Business

13. Communication(s)

14. Discussion Regarding Zoning Ordinance Provisions for:

- a. Affordable Housing
- b. Continuing Care Retirement Communities (CCRCs)

15. Discussion of Board Policies and Procedures

Adjournment