



# City of Worcester Planning Board Meeting Agenda

## Wednesday, November 18, 2020 at 5:30 PM\*

To participate, call 415-655-0001 (Access Code: 160 171 4991) or use this link to join: <https://cow.webex.com/meet/planningboardwebex>

### 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](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

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, you may:

- Use the following link to join the meeting via computer <https://cow.webex.com/meet/planningboardwebex> or
- Call 415-655-0001 (Access Code: 160 171 4991) for the Planning Board.

If you have difficulty accessing the meeting, 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** – 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. 1451 Grafton Street (PB-2020-066)**
  - a. Public Hearing –Special Permit to allow an Adult Use Marijuana establishment, cultivator & product manufacturer uses
- 6. 67 (aka 67A) Millbrook Street (PB-2020-069)**
  - a. Public Meeting – Parking Plan
- 7. 11 (Lot A & Lot B) Sever Street (PB-2020-070)**
  - a. Public Hearing – Special Permit to allow a Density Bonus for Affordable Housing in an RG-5 Zone
  - b. Public Meeting – Definitive Site Plan
- 8. 264 Stafford Street (PB-2020-071)**
  - a. Public Hearing – More than one Building on a Lot
  - b. Public Meeting – Definitive Site Plan

## **Other Business**

- 9. Approval Not Required (ANR) Plan(s)**
  - a. 857 Main Street & 19 Ripley Street (Public) (AN-2020-054)
  - b. 19 Hilda Street (Public) & 112 Osceola Avenue (Public) (AN-2020-055)
  - c. 134 Ararat Street (Public) (AN-2020-065)
  - d. 5 Chino Avenue & 21 Seattle Street (Public) (AN-2020-066)
  - e. 64 Heywood Street & South Stowell Street (Public) (AN-2020-068)
- 10. Communication(s)**
  - a. Preservation Awards – Invitation to the 2<sup>nd</sup> Annual (Virtual) Award Ceremony (December 10, 2020); from the Worcester Historical Commission & Preservation Worcester
- 11. Discussion Regarding Zoning Ordinance Provisions for:**
  - a. Procedure for the Planning Board to initiate a Zoning Change
  - b. Discussion of possible Special Meeting Dates for long-range planning discussion

## **12. Discussion of Board Policies and Procedures**

## **Adjournment**