



# City of Worcester Planning Board Meeting Agenda

Wednesday, December 1, 2021 at 5:30 PM

Worcester City Hall  
Levi Lincoln Chamber, 3rd Floor (Room 309), 455 Main Street

## Board Members

Albert LaValley, *Chair*  
Edward Moynihan, *Vice Chair*  
Kevin Aguirre, *Clerk*  
Conor McCormack

## 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](http://www.worcesterma.gov/planning-regulatory)

The Planning Board is committed to ensuring that its public meetings are accessible to all. Should you require interpretation, auxiliary aids, services, written materials in other formats, or reasonable modifications in policies and procedures, please contact the Planning Division a minimum of 48 hours 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  
Marisa Lau, Senior Planner  
Stephen Cary, Planning Analyst  
Michelle Johnstone, Preservation Planner  
Brian Pigeon, Sr. Transportation Planner  
Deborah Steele, Principal Staff Assistant  
Susan Daly, Staff Assistant

## Upcoming Meetings

December 22, 2021  
January 12, 2022  
February 2, 2022  
February 23, 2022  
March 16, 2022  
April 6, 2022  
April 27, 2022  
May 18, 2022  
June 8, 2022  
June 29, 2022  
July 20, 2022  
August 10, 2022  
August 31, 2022  
September 21, 2022  
October 12, 2022  
November 2, 2022  
November 30, 2022  
December 21, 2022

This Worcester Planning Board meeting will be held **in-person** at the date, time and location listed above. Meeting attendees will additionally have options to participate remotely by joining online or by phone:

- 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)**

*Note: If technological problems interrupt the virtual meeting component, the meeting will continue in-person.*

Application materials may be viewed online at:

<http://www.worcesterma.gov/planning-regulatory/boards/planning-board>  
or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Monday-Friday.

For more information concerning this meeting please contact the Planning Division by email (preferred) at [planning@worcesterma.gov](mailto:planning@worcesterma.gov) or phone at (508) 799-1400 x 31440. Please send **written comments**, requests for reasonable accommodation, or requests for language interpretation 48 hours or more in advance of the meeting.

**Call to Order** – 5:30 pm

## **Requests for Continuances, Extensions, Postponements, and Withdrawals**

## **Old Business**

### **1. 573 Grafton Street (PB-2021-020)**

- a. Public Meeting – Definitive Site Plan

## **New Business**

### **2. Arboretum Village Phase IV Subdivision – Bittersweet Boulevard, Snowberry Circle, & Indigo Circle Right-of-Ways and 0 (aka Lots 87 & 88) Bittersweet Boulevard, 0 (aka Lots 89L&R-96L&R) Snowberry Circle, 0 (aka Lots 106L&R & 107L&R) Indigo Circle (PB-2020-052)**

- a. Public Meeting – Definitive Site Plan
- b. Surety
  - i. Request for extension of work completion date
  - ii. Request for surety reduction for Bittersweet Boulevard (0+15 to 8+71)
  - iii. Request to set amount and set form of surety for Snowberry Circle
  - iv. Request to release lots 87, 88, 89L&R-96L&R from the Restrictive Covenant
- c. Petition to Convert to Public – Sections of Bittersweet Boulevard (ST-2021-007)

## **New Business**

### **3. 47R Fourth Street (PB-2020-072)**

- a. Public Meeting – Definitive Site Plan
- b. Public Hearing – Special Permit to allow a Cluster Group of Single-Family Dwellings

### **4. 5, 7 & 9 Richards Street (PB-2021-014)**

- a. Public Meeting – Amendment to Definitive Site Plan

### **5. 4 Henschman Terrace (PB-2021-060)**

- a. Public Meeting – Definitive Site Plan

### **6. 700 Plantation Street (PB-2021-076)**

- a. Public Hearing –
  - i. Amendment to Special Permit to allow expansion, alteration, change of pre-existing non-conforming uses within the Water Resource Protection Overlay District
  - ii. Amendment to Special Permit to allow more than 20% impervious surface within the Water Resource Protection Overlay District

### **7. Hemans Court (Hemans Street North +/- 400 feet) (ST-2021-001)**

- a. Public Hearing – Removal of a Private Street from the City's Official Map

## **Other Business**

### **8. Approval Not Required (ANR) Plans(s)**

- a. 85 Fales Street (Public) (AN-2021-067)
- b. 286 Lincoln Street & Norton Street (Public) (AN-2021-074)
- c. 666A & 666B Burncoat Street (Public) (AN-2021-075)

### **9. Communication(s)**

- a. Notice of a "virtual" community outreach meeting regarding a proposed Adult Use Marijuana Cultivator, Product Manufacturer, and Research Facility at 640 Lincoln Street; from Core Technologies; received November 12, 2021.
- b. Notice of a "virtual" community outreach meeting regarding a proposed Adult Use Marijuana Cultivator, Product Manufacturer and Research Facility at 640 Lincoln Street; from WeeDeliver LLC; received November 12, 2021.
- c. Notice of determination of eligibility for the National Register - 2 Main Street (former Worcester County Courthouse); from Massachusetts Historical Commission; received November 15, 2021.

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

### **11. Approval of Minutes – 9/29/2021 & 11/15/2021**

## **Adjournment**