

City of Worcester, Massachusetts

Albert LaValley, *Chair*



Paul DePalo, *Vice Chair*

Eleanor Gilmore, *Clerk*

Toni Molinari

Edward Moynihan

PUBLIC MEETING NOTICE Worcester Planning Board 516 Planation Street (MBL 46-014-00023)

Gold Star Builders, Inc., has applied for a Definitive Site Plan approval, under the requirements of the City of Worcester Zoning Ordinance. The applicant seeks to construct a single-family semi-detached dwelling (duplex) with a total of 2 units and conduct associated site work. The site is currently vacant and is located on property with slopes greater than 15% and within a RL-7 (Residence, Limited) zoning district and the Water Resource Protection Overlay District (WR(GP-3)) (PB-2020-064).

A public meeting on this application will be held on **Wednesday, October 28, 2020 at 5:30PM**. 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**.

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Worcester Planning Board

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PUBLIC MEETING NOTICE Worcester Planning Board

11 & 22 (aka 24) Canterbury Street (MBL 07-027-00010, -002-1 & -00001)

Jake Properties, LLC has applied for Definitive Site Plan Approval under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises at 11 Canterbury Street are two buildings - a commercial building used as a daycare, and a warehouse building with associated surface parking and outdoor storage and at 22 (aka 24) Canterbury Street is an office building with a surface parking lot. The applicant seeks to demolish the existing warehouse building at 11 Canterbury Street, with the commercial (daycare) building to remain, construct a warehouse building (+/- 20,741 SF), reconfigure the surface parking areas on-site, and expand the parking area at 22 (aka 24) Canterbury Street to add 4 more parking spaces, along with associated site work. The properties are located within a MG-2.0 (Manufacturing, General) zoning district (PB-2020-058).

A public meeting on this application will be held on **Wednesday, October 28, 2020 at 5:30PM.**

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PUBLIC HEARING & MEETING NOTICE Worcester Planning Board 115 Northeast Cutoff (MBL 52-006-01+02)

The Trustees of 115 Northeast Cutoff Realty Trust have applied to the Planning Board for the following under the requirements of the City of Worcester Zoning Ordinance:

- 1) **Definitive Site Plan Approval**
- 2) **Special Permit:** To allow expansion, alteration, change of pre-existing non-conforming use(s) within the Water Resource Protection Overlay District (WR(GP-2)) (Article XII)
- 3) **Special Permit:** To render impervious more than 20% of lot area within the Water Resource Protection Overlay District (WR(GP-2)) (Article XII)

Presently on the premises is a mostly vacant pre-existing non-conforming multi-tenant office and manufacturing complex with 7 buildings, associated surface parking, truck repair, and above ground fuel storage. The applicant seeks to construct a series of new driveways and surface parking fields (+/- 753 spaces total), and to conduct associated site work, for use by the Worcester Public Schools' transportation division for operations and fleet storage (buses, vans and passenger vehicles), including service and repairs. The property is located within the BG-2.0 (Business, General) zoning district and within the Water Resource Protection Overlay District (WR(GP-2) & WR(GP-3)) and partially within the Floodplain Overlay District (PB-2020-011).

A public hearing on the application(s) will be held on **Wednesday, October 28, 2020 at 5:30PM**. 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**.

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PUBLIC HEARING NOTICE Worcester Planning Board 1451 Grafton Street (MBL 41-028-01-29)

Other Side Agronomy, Inc has applied for a Special Permit to allow an Adult Use Marijuana establishment (Article IV, Section 15) – Cultivator & Product Manufacturer Uses (Article IV, Section 2, Table 4.1, Business Use #32 & #34) within an MG-0.5 zoning district under the requirements of the Worcester Zoning Ordinance. Presently on the premises is a multi-tenant manufacturing/warehouse/office building (+/- 29,000 SF) and associated surface parking, located within an MG-0.5 (Manufacturing, General) zoning district. The applicant seeks to allow an Adult Use Marijuana establishment – Cultivator & Product Manufacturer Uses on a portion of the property (PB-2020-066).

A public hearing on the application(s) will be held on **Wednesday, October 28, 2020 at 5:30PM**. 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**.

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PUBLIC MEETING NOTICE Worcester Planning Board 63 North Street (MBL 09-027-15+34)

Daniel Remeika, Jr. has applied for Definitive Site Plan Approval under the requirements of the City of Worcester Zoning Ordinance. The applicant seeks to construct a single family attached dwelling (with a total of 4 units) and conduct associated site work on a vacant lot with slope 15% or more, located within an RG-5 (Residence, General) zoning district (PB-2020-067).

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PUBLIC MEETING NOTICE Worcester Planning Board 370-372 Pleasant Street & 30 Russell Street (MBL 06-008-00012, -00048 & -00013)

Southern New England Conference has applied for a Parking Plan Approval under the requirements of the City of Worcester Zoning Ordinance. The applicant seeks to formalize existing unpaved parking by constructing a +/-27 space surface parking area and conducting associated site work to be use in association with the existing church. The properties are split zoned located partially within a BG-3.0 (Business, General) zoning district and within the Commercial Corridors Overlay District (CCOD-E) and partially within the RG-5 (Residence, General) zoning district (PB-2020-068).

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PUBLIC HEARING Worcester Planning Board Kettlebook Way (aka part of 264 Stafford Street) (MBL 28-042-08-17)

Seven Hills Family Service Inc (c/o Seven Hills Foundation) has applied to the Planning Board seeking to remove Kettlebrook Way (a private street) from the city's official map under the requirements of MGL Chapter 41, Section 81. The way was established via a 1996 subdivision plan and was never completed (ST-2020-013).

A public hearing on this request will be held on **Wednesday, October 28, 2020 at 5:30PM**. 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**.

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