



The City of  
**WORCESTER**

Division of Planning & Regulatory Services

Division of Planning & Regulatory Services  
Michelle M. Smith, Assistant Chief Development Officer  
City Hall, 455 Main Street, Worcester, MA 01608  
P | 508-799-1400 F | 508-799-1406  
[planning@worcesterma.gov](mailto:planning@worcesterma.gov)

**PUBLIC MEETING NOTICE**  
**Worcester Planning Board**  
**135 Brooks Street (MBL 37-023-00005)**

135 Brooks Street Industrial LLC has applied to the Planning Board seeking a Definitive Site Plan approval under the requirements of the City of Worcester Zoning Ordinance. Presently on premises is a surface parking lot and the former site of Worcester Showcase North Cinemas. The property is located within the MG-0.5 (Manufacturing, General) zoning district. The applicant seeks to construct a +/-200,000 SF warehouse and distribution building with +/- 49 loading docks, surface parking for +/-256 passenger vehicles and +/-77 trailers, and associated site improvements (PB-2023-003).

A public meeting on the application will be held on **Wednesday, May 17, 2023 at 5:30PM in the Levi Lincoln Chamber**, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

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, Mon-Fri.

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.

**Worcester Planning Board**

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Advertising Dates: May 3, 2023 & May 10, 2023

Office of the City of Worcester Planning Board c/o Planning & Regulatory Services Division

City Hall, 455 Main Street, Room 404 (4<sup>th</sup> floor), Worcester, MA 01608

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**PUBLIC HEARING & MEETING NOTICE**  
**Worcester Planning Board**  
**128 Alvarado Avenue (MBL 41-026-1373R&L, 1373-2 & 1371R&L)**

Premier Investment Properties, LLC has applied for 1) Definitive Site Plan approval and 2) Amendment to a Definitive Subdivision approval under the requirements of the City of Worcester Zoning Ordinance and Subdivision Regulations. The property is located within an RL-7 (Residence, Limited) zoning district. The applicant seeks to complete construction of a cul-de-sac with associated infrastructure servicing two (2) single family semi-detached dwelling units and a one (1) single family home (total of five dwelling units) (PB-2022-029).

A public meeting on the application will be held on **Wednesday, May 17, 2023 at 5:30PM in the Levi Lincoln Chamber**, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

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**PUBLIC MEETING NOTICE  
Worcester Planning Board  
3 Oriol Drive (MBL 46-047-00007)**

Maple Multi-Family Land SE, L.P. seeks to extend their existing Definitive Site Plan Approval for a period of up to two years under the requirements of the City of Worcester Zoning Ordinance. The applicant previously received approval to construct two 5-story multi-family high-rise structures (total of ±220 dwelling units), surface parking and detached garages (±344 spaces), related signage, and to conduct associated site improvements. The property is located within RG-5 (Residential, General) zoning district and is within the Water Resource Protection Overlay District (WR(GP-2 & GP-3)) (PB-2023-022).

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## PUBLIC HEARING & MEETING NOTICE

### Worcester Planning Board

#### 34 (aka 34, 36 & 38) Blackstone River Road (MBL 10-016-00008)

Blackstone River Road Worcester Realty Trust has applied to the Planning Board seeking (1) Definitive Site Plan approval and (2) More Than One Building on a Lot Approval under the requirements of the City of Worcester Zoning Ordinance and Subdivision Regulations. Presently on the premises are three buildings with a total of 12 dwelling units. The property is located within the BL-1.0 (Business, Limited) and the RL-7 (Residence, Limited) zoning districts and the Commercial Corridor Overlay District (CCOD-E). The applicant seeks to demolish 38 Blackstone River Road and construct a new four-unit building, as well as construct and renovate 34 & 36 Blackstone River Road to add additional stories. The project proposes a total of +/- 32 dwelling units, +/- 32 parking spaces and associated site improvements. (PB-2023-028).

A public meeting on the application will be held on **Wednesday, May 17, 2023 at 5:30PM in the Levi Lincoln Chamber**, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

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**PUBLIC MEETING NOTICE**  
**Worcester Planning Board**  
**Lot 2A Aurora Street (fka 2 Aurora Street) (portion of MBL 45-13A-00002)**

Coco Bella, LLC has applied to the Planning Board seeking Definitive Site Plan approval under the requirements of the City of Worcester Zoning Ordinance. Presently the property is a vacant lot. The property is located in the RS-7 (Residence, Single-Family) zoning district. The applicant seeks to construct a single-family dwelling and make associated site improvements on slopes greater than 15% (PB-2023-035).

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**PUBLIC MEETING NOTICE**  
**Worcester Planning Board**  
**Lot 2 Boston Avenue (fka 85 Boston Avenue)**  
**(portion of MBL 17-043-0001)**

LAJ Properties, LLC has applied to the Planning Board seeking Definitive Site Plan approval under the requirements of the City of Worcester Zoning Ordinance. Presently the property is a vacant lot. The property is located in the RL-7 (Residence, General) zoning district. The applicant seeks to construct a single family semi-detached dwelling unit (duplex) and make associated site improvements on slopes greater than 15% (PB-2023-037).

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**PUBLIC HEARING NOTICE**  
**Worcester Planning Board**  
**12 Jackson Street (MBL 03-002-00003)**

Jonathon Finkelstein, on behalf of Michael O'Rourke, Principal of S&O Realty LLC, seeks to amend the City of Worcester Zoning Map by extending the RG-5 zoning district to wholly encompass the property at 12 Jackson Street. The property is presently located within a MG-2.0 (Manufacturing, General) zoning district (ZA-2023-002).

A public meeting on the application will be held on **Wednesday, May 17, 2023 at 5:30PM in the Levi Lincoln Chamber**, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

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**PUBLIC MEETING NOTICE**  
**Worcester Planning Board**  
**120 Washington Street (aka 153 Green Street) (MBL 05-005-00001)**

153 Green Street LLC has applied to the Planning Board seeking a Definitive Site Plan approval under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises is a two-story commercial building. The property is located within the BG-6.0 (Business General) zoning district, the Commercial Corridor Overlay District – Downtown (CCOD-D) and the Blackstone Canal Sign Overlay District (DSOD). The applicant seeks to redevelop the existing building into +/-12,400 SF of ground-floor commercial space and to add two stories of residential units for a total of +/-53 dwelling units with associated site improvements. (PB-2023-038).

A public meeting on the application will be held on **Wednesday, May 17, 2023 at 5:30PM in the Levi Lincoln Chamber**, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

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